AKASHA
DESIGNS, LLC

(206) 660-5604

8715 13th Ave NW
Seattle, WA 98117

sdci approval stamp:

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
01/05/2022

DATE:
July 03, 2021

REV	DESCRIPTION	DATE

owner
DKR Development

project no.
201401

sdci#
6840926-CN

RENDERINGS

A0

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY. SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AS DESCRIBED AT http://www.seattle.gov/sdci/inspections/site-development-inspections
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW. THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

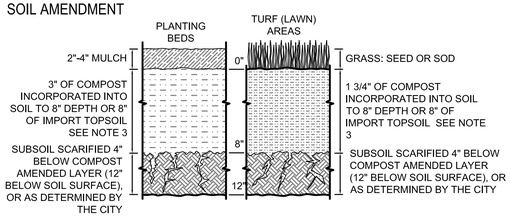
POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA).

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE.

SOIL AMENDMENT

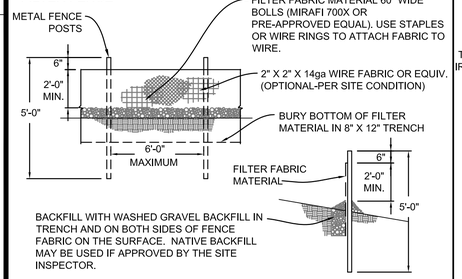


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

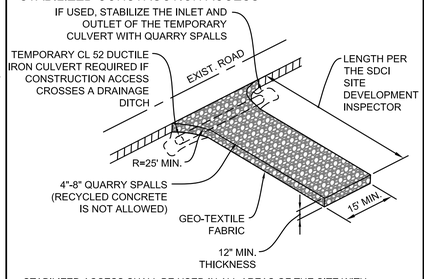
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

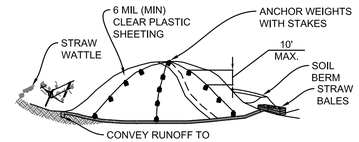
STABILIZED CONSTRUCTION ACCESS

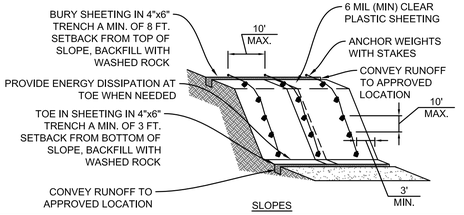


STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

STOCKPILE AND EXPOSED SLOPE COVERING





SYMBOL: (SP)

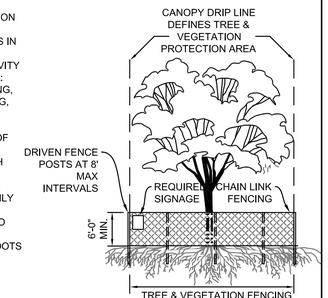
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

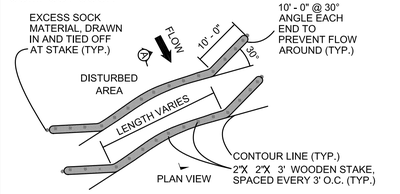
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

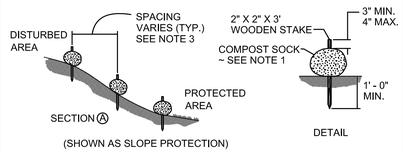


LINK TO REQUIRED TREE PROTECTION SIGNAGE:

SYMBOL: (VEG)

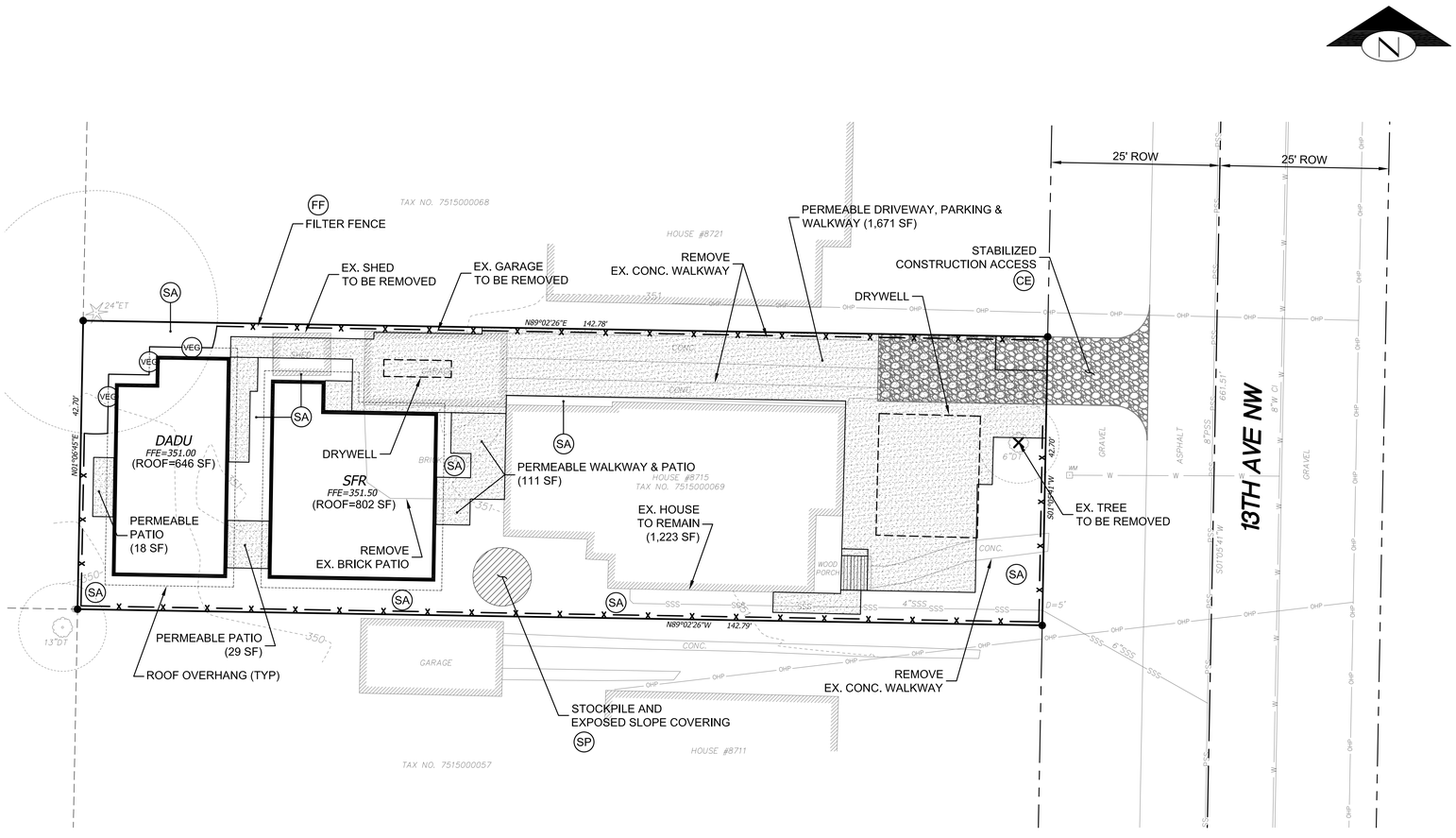
COMPOST SOCK





1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)



HORIZONTAL GRAPHIC SCALE
10 5 0 5 10
1 inch = 10 ft.

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL)PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

HAN H. PHAN — STATE OF WASHINGTON — 42815 — REGISTERED PROFESSIONAL ENGINEER

THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS **APPROVED** Subject to Errors and Omissions 01/05/2022

TEMPLATE VERSION: 2021-06-18

CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

STANDARD CONSTRUCTION STORMWATER CONTROL AND POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN
APPLICANT PLAN SET

SDCI PERMIT NO.: 6840926-CN

ADDRESS: 8717 13TH AVE NW SEATTLE, WA 98117

DESIGNED BY: K. TRAN
DRAWN BY: K. TRAN
CHECKED BY: H. PHAN
DATE: 10/22/2021

STANDARD CSC/SOIL PLAN

SHEET CSC

DRAINAGE & WASTEWATER CONTROL PLAN REQUIREMENTS

THIS PLAN SHALL SHOW A SITE PLAN INCLUDING ALL DRAINAGE FEATURES (HARD SURFACES, BMPS, DRAIN LINES, CATCH BASINS, INLETS, PUMPS, ETC.) AND ALL SIDE SEWER FEATURES (SERVICE DRAIN SIDE SEWERS AND SANITARY SIDE SEWERS AND THEIR APPROVED POINTS OF CONNECTION).

SEE VOLUME 1, CHAPTER 8 OF THE 2021 SEATTLE STORMWATER MANUAL FOR SITE AND DRAINAGE ELEMENTS REQUIRED ON THIS PLAN. THE STORWMATER MANUAL AND CAD TEMPLATES FOR THIS PLAN ARE AVAILABLE AT THE FOLLOWING LINK: http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code

SITE AND DRAINAGE CONTROL SUMMARY SHEET

COMPLETE THE ELECTRONIC ON-SITE STORMWATER MANAGEMENT CALCULATOR AND INSERT THE SITE AND DRAINAGE CONTROL SUMMARY SHEET BELOW. THE ELECTRONIC DOCUMENT IS AVAILABLE ON THE DPD STORMWATER CODE WEBSITE: http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code

SEE THE INSTRUCTIONS TAB IN THE EXCEL FILE FOR GUIDANCE TO SELECT AND DOCUMENT THE ON-SITE STORMWATER MANAGEMENT BMPS IF REQUIRED.

On-site Stormwater Management Calculator
Site and Drainage Control Summary

Version 09-30-2021

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address	8717 13TH AVE NW	SDCI Project Number	6840926-CN
Primary Contact	HAN PHAN	SDOT Project Number	NA
Project Type	Parcel-Based	Primary Contact E-mail or Phone	PBG.ENGR@yahoo.com

Is this project "Closely Related" to other SDCI construction permits/projects? ◇ ○ Yes ◉ No

"Closely Related" SDCI Construction Permit Numbers

Is this project associated with a Short Plat or Subdivision? ○ Yes ◉ No SDCI MUP Number

Was the project lot created or altered in size after Jan 1, 2016? No

Total Site Area	6,097	sf ◇	Total Closely Related and/or Short Plat/Subdivision Site Area	0	sf ◇
Total Existing Hard Surface Area	1,223	sf ◇			
Total New plus Replaced Hard Surface Area (NPRHS)	3,277	sf ◇	Total Closely Related and/or Short Plat/Subdivision NPRHS		sf ◇
Total New and/or Replaced Lawn/Landscaping	1,597	sf ◇			
Undisturbed and Protected Site Area	0	sf ◇			

Site Information

Note: Reference the Preliminary Assessment Report (PAR) to complete this section.

Approved Point of Stormwater Discharge	On Site Infiltration (For Small Projects Only)
Drainage Basin	Combined Sewer Service Area
Is the downstream drainage system considered Capacity Constrained by SPU?	No
Approved Point of Wastewater Discharge	Public Sanitary Sewer Main
Approved Point of Sub-Surface Discharge	On Site Infiltration

Required Flow Control Standard ☐ Pre-Developed Pasture ☐ Pre-Developed Forest ☐ Peak Control ☐ Wetland Protection ☐ Existing Conditions ☑ None

Project will permanently discharge groundwater? ◇ No

Required Water Quality Treatment Standard ◇ ☐ Oil Control ☐ Enhanced ☐ Basic ☑ None

Total Pollution Generating Hard Surface Area	0	sf	w/ Closely Related/Short Plat/Subdiv.	sf ◇
Total Pollution Generating Pervious Surface Area	0	sf	w/ Closely Related/Short Plat/Subdiv.	sf ◇

Environmentally Critical Areas ◇ No

☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☐ Liquefaction ☐ Flood Prone
☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat

Is there soil and/or groundwater contamination on this site? No Source Control is required No ◇

Infiltration Information

Is infiltration investigation required? Yes Type of test: Small PIT test

Is infiltration on the site feasible? Yes

Site Measured Infiltration Rate 2.8 x Infiltration Rate Correction Factor 0.5 = 1.4 Site Design Inf Rate

On-site Stormwater Management (select List Approach or Performance Standard) ◇

○ On-site List Approach (Pre-sized) Calculator -- Complete the Surface tabs and BMP Sizing tabs (Most commonly used)

◉ On-site Performance Standard -- Stormwater modeling by Civil Engineer ◇ (Also for No Off-site Point of Discharge) ◇

Number of roof areas 1

Number of other surface areas 1

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof: SFR+DADU ROOF	IDW #1	1,448	150	See Plan
2	Surface: WALKWAY & DF	PPS	1,829	1,829	See Plan

Total New/Replaced Roof Area	1,448	Total Roof Area Managed	1,448
Total New/Replaced Other Surface Area	1,829 ◇	Total Other Surface Managed	1,829
Total Area Managed	3,277 sf	Total Volume Managed On Site	58,105 gal
Estimated compost required for soil amendment	9.9014 cy	*Volume of compost will be verified by the Inspector.*	

ON-SITE STORMWATER MANAGEMENT PLANTINGS

PLANTING GENERAL NOTES
1. PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO GROWING SEASONS.

BIORETENTION CELLS, PLANTERS AND RAIN GARDEN NOTES
1. FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE APPENDIX E, SECTION E-9 OF THE SEATTLE STORMWATER MANUAL.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED. UNLESS DESIGNED BY A LICENSED LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF BIORETENTION BOTTOM AND SLOPED SIDE AREA.
3. PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH FACILITY.

VEGETATED ROOF NOTES
1. APPROPRIATE PLANTS INCLUDE SUCCULENTS, GRASSES, HERBS, AND WILDFLOWERS THAT ARE ADAPTED TO HARSH CONDITIONS. PLANTS MAY BE INSTALLED AS PRE-GROWN MATS, INDIVIDUAL PLUGS, CUTTINGS, OR SPREAD AS SEEDS.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 80-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED.
3. A LANDSCAPE MANAGEMENT PLAN SHALL BE DEVELOPED AND IMPLEMENTED.

STORMWATER FACILITIES/CONTROL OPERATIONS & MAINTENANCE REQUIREMENTS

ALL STORMWATER FACILITIES/CONTROLS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 SEATTLE STORMWATER MANUAL, APPENDIX G.

SIDE SEWER AND DRAINAGE PERMIT NOTES

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE "REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER)" DIRECTORS' RULE DPD 4-2011/2011-004 AND PER THE "2021 SEATTLE STORMWATER MANUAL" DIRECTORS' RULE SDCI 10-2021/SPU DWW-200.
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT IS REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/SERVICE DRAINS. APPROVAL OF THIS PLAN IS REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE DIRECTORS RULE 4-2011V.M AND SMC 21.16.240.
4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER, A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND THE CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.
5. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL. POST-SUBMITTAL REVISIONS MUST BE SUBMITTED ELECTRONICALLY THROUGH THE SDCI PROJECT PORTAL.

AS-BUILT MEASUREMENTS / NOTES

THIS SECTION IS TO BE COMPLETED AFTER THE DRAINAGE, WASTEWATER, AND SIDE SEWER FEATURES HAVE BEEN INSTALLED. FOR INSTRUCTIONS TO PREPARE THE AS-BUILT PLAN, SEE SDCI TIP #504.

SDCI SIDE SEWER AND DRAINAGE PERMIT #

MEASUREMENTS IN THE RIGHT-OF-WAY

1. DISTANCE FROM CENTERLINE OF DOWSTREAM MH TO CENTERLINE OF NEW SERVICE CONNECTION
2. SIDE SEWER INTERSECTION WITH PROPERTY LINE - DEPTH
3. SIDE SEWER INSTERSECTION WITH PROPERTY LINE - DISTANCE

PIPE LINERS

☐ PIPE LINER INSTALLED ON PRIVATE PROPERTY
☐ PIPE LINER INSTALLED IN THE RIGHT-OF-WAY

NOTES FOR PLAN VIEW

DETAILS: SELECT THE APPLICABLE DETAILS AND SHOW THEM HERE. PROVIDE AN ADDITIONAL SHEET IF NEEDED.

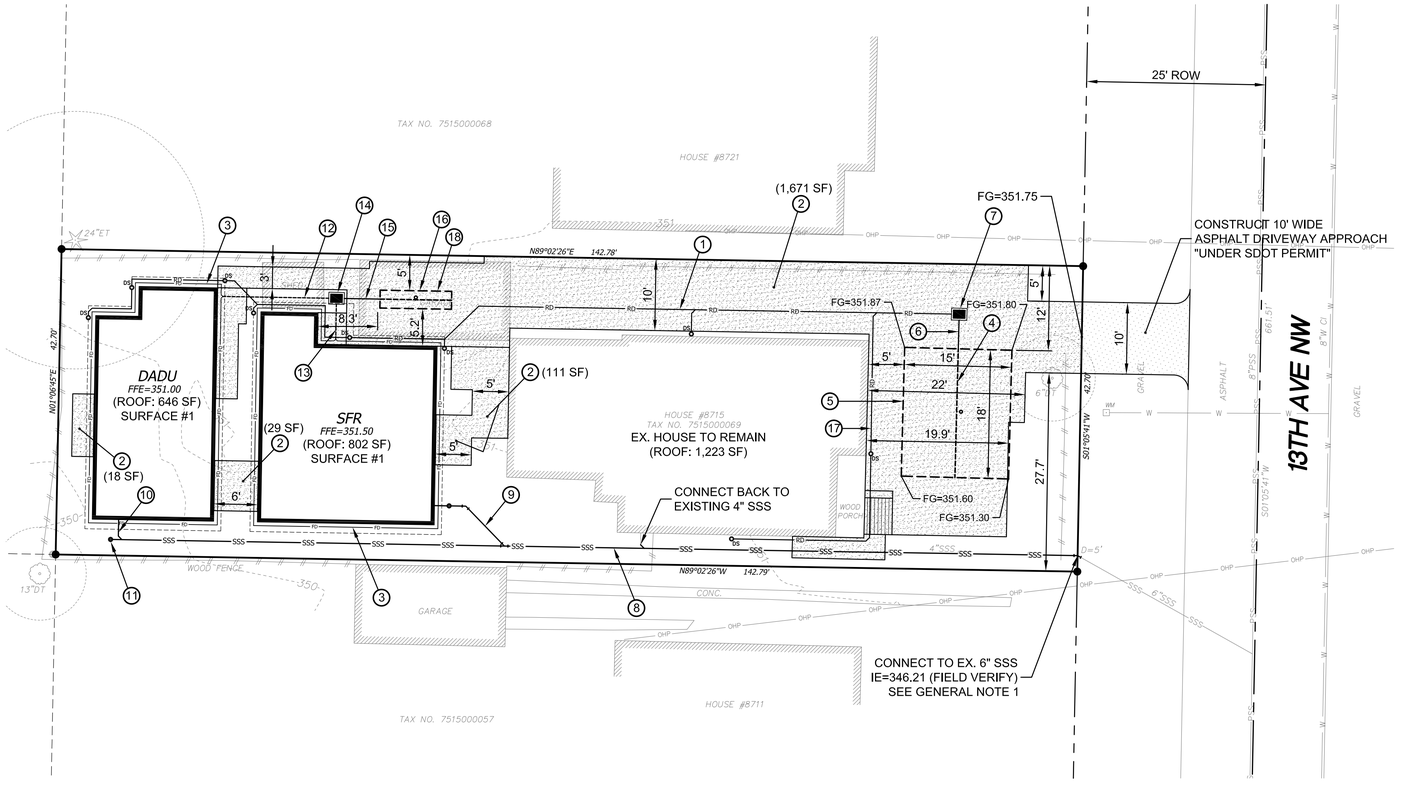
CONSTRUCTION NOTES:

1. 134 LF 4" ROOF DRAIN COLLECTOR @ 1.00%
2. PERMEABLE PAVEMENT SURFACE (PPS) DRIVEWAY, WALKWAY & PATIO WITH 6.00% SLOPE OR LESS (SURFACE #2)
3. 4" PERF. FOOTING DRAIN (SLOPE TO DRAIN)
4. 17.5 LF 4" SLOTTED PIPE @ 0.00% FOR STORMWATER EVENLY DISTRIBUTE IE=347.50
5. 15'W x 10'L x 4'D DRYWELL AREA (150 SF) CONTRIBUTING SFR & DADU ROOF AREAS (1,448 SF - SURFACES #1) 15'W x 8'L x 4'D DRYWELL AREA (120 SF) CONTRIBUTING EX. HOUSE ROOF: 1,223 SF (TOTAL COMBINED DRWYELL SIZE OF 270 SF (15'W x 18'L x 4'D)
6. 4 LF 4" SD @ 2.00%
7. CB #2-TYPE 40 WITH SOLID LID RIM=351.75 IE (W)=347.66 IE (S)=347.58
8. REMOVE & REPLACE 135 LF 6" SSS @ 2.00%
9. 12 LF 4" SSS @ 2.00% WITH 4" SSCO
10. 3 LF 4" SSS @ 2.00%
11. 6" SSCO IE=348.90
12. 15 LF 4" SOLID WALL FOOTING DRAIN COLLECTOR @ 2.00%
13. 5 LF 4" SOLID WALL FOOTING DRAIN COLLECTOR @ 2.00%
14. CB #1-TYPE 40 WITH SOLID LID RIM=351.00 IE (W)=348.50 IE (S)=348.60 IE (E)=348.40
15. 5 LF 4" SD @ 2.00%
16. (2.5'W x 10'L x 4'D) DRYWELL FOR FOOTING DRAIN
17. 50 LF 4" ROOF DRAIN COLLECTOR @ 1.00%
18. 10 LF 4" SLOTTED PIPE @ 0.00% FOR STORMWATER EVENLY DISTRIBUTE IE=348.30 FINISH GRADE @ 4 CORNERS = 351.45

PROPOSED WATER SHOWN IS FOR REFERENCE ONLY

PERMEABLE PAVEMENT SURFACE (PPS) WITH SUBGRADE SLOPE 5% OR GREATER MUST INSTALL CHECK DAMS. SEE DETAIL ON SHEET DWC-DET

ALL PIPES THAT HAVE LESS THAN 1.5' COVER SHALL BE PVC SCH 40 OR DIP



ABBREVIATIONS

SSS	SANITARY SIDE SEWER
SD	STORM SERVICE DRAIN/ DRAINAGE SIDE SEWER
FD	FOOTING DRAIN
RD	ROOF DRAIN
PSS	PUBLIC SANITARY SEWER MAINLINE

GENERAL NOTE

1. EXISTING SIDE SEWER EVALUATION AND CERTIFICATION REQUIRED PRIOR TO SIDE SEWER PERMIT PER SS 21.16.240 AND DIRECTOR RULE 4-2011.

DRAINAGE AND WASTEWATER CONTROL PLAN

HAN H. PHAN — STATE OF WASHINGTON — 42816 — REGISTERED PROFESSIONAL ENGINEER — 12-22-21

HORIZONTAL GRAPHIC SCALE
10 5 0 5 10
1 inch = 10 ft.

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
01/05/2022

TEMPLATE VERSION: 2021-06-18

CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

STANDARD DRAINAGE AND WASTEWATER CONTROL (DWC) PLAN
APPLICANT PLAN SET

SDCI PERMIT NO.: 6840926-CN

ADDRESS: 8717 13TH AVE NW SEATTLE, WA 98117

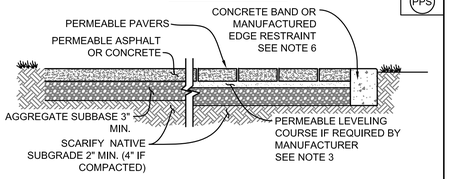
DESIGNED BY:	K. TRAN
DRAWN BY:	K. TRAN
CHECKED BY:	H. PHAN
DATE:	10/22/2021

STANDARD DWC PLAN

SHEET DWC

PERMEABLE PAVEMENT SURFACE (PPS)

SYMBOL (PPS)



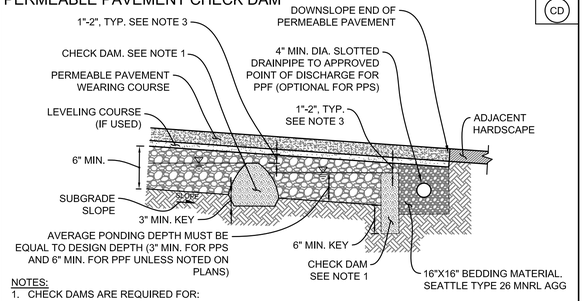
NOTES:

1. PERMEABLE PAVEMENT SURFACE AREA DIMENSIONS & PAVEMENT SLOPE MUST BE SHOWN ON DRAINAGE CONTROL PLAN VIEW.
2. AGGREGATE SUBBASE SHALL BE CLEAN, CRUSHED GRAVEL - SEATTLE TYPE 22 OR 24 FOR WALKWAYS, & SEATTLE TYPE 13 FOR VEHICULAR APPLICATIONS.
3. THE LEVELING COURSE SHALL BE A FREE DRAINING AGGREGATE, & SHALL NOT RESTRICT THE INFILTRATION RATE THROUGH THE SYSTEM. FRACTURED JOINTING SAND IS NOT ALLOWED.
4. CHECK DAMS ARE REQUIRED IF SUBGRADE SLOPE IS GREATER THAN 5%, OR IF DESIGN REQUIRES A SET AGGREGATE RESERVOIR BASE.
5. PERMEABLE PAVEMENT SURFACES HAVE NO SETBACK REQUIREMENTS.
6. EDGE RESTRAINT FOR PAVERS SHALL BE A FORMED CONCRETE BORDER EXTENDING TO THE BOTTOM OF THE AGGREGATE OR MANUFACTURED PRODUCT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR INTENDED USE.
7. SEE SEATTLE STORMWATER MANUAL VOL. 3, SEC. 5.6.2, FOR ADDITIONAL REQUIREMENTS.

DETAIL VERSION 2021-07-01

PERMEABLE PAVEMENT CHECK DAM

SYMBOL (CD)



NOTES:

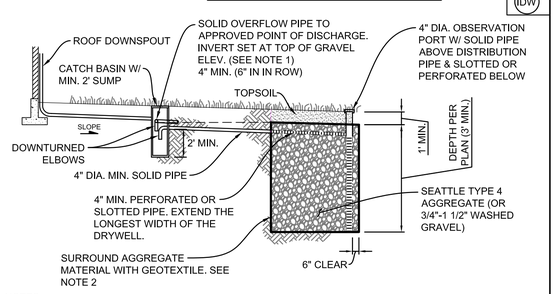
1. CHECK DAMS ARE REQUIRED FOR:
   - ALL PERMEABLE PAVEMENT FACILITIES (PPF) WHERE THE SUBGRADE SLOPE IS 1% OR GREATER,
   - ALL PERMEABLE PAVEMENT SURFACES (PPS) WHERE THE SUBGRADE SLOPE IS 5% OR MORE,
   - ALL PERMEABLE PAVEMENT SURFACES (PPS) WITH CHECK DAMS NOTED ON THE PLANS.
2. INSTALL CHECK DAMS OF IMPERMEABLE & STABLE MATERIAL TO ENSURE THE DESIGN PONDING DEPTH IN THE STORAGE RESERVOIR IS ACHIEVED. SET SPACING SO AVERAGE PONDING DEPTH IS EQUAL TO THE DESIGN DEPTH.
3. DESIGNER MUST CONFIRM CLEARANCE IS SUFFICIENT FOR RESERVOIR AGGREGATE GRADATION & MATERIAL IS STABLE IN THE INSTALLATION.
4. SEE SEATTLE STORMWATER MANUAL VOL 3, SEC 5.4.6, FOR ADDITIONAL REQUIREMENTS.

DETAIL VERSION 2021-07-01

INFILTRATING DRYWELL

MIN. MEASURED INFILTRATION RATE = 5" / HR

SYMBOL (IDW)



NOTES:

1. OVERFLOW PIPE: SET THE INVERT OF THE OVERFLOW PIPE AT, OR ABOVE, THE TOP OF THE GRAVEL AGGREGATE ELEVATION. ALTERNATIVELY, THE OVERFLOW PIPE MAY BE A 5' MIN. LONG PERFORATED/SLOTTED PIPE IN THE GRAVEL RESERVOIR WITH CAPPED FREE ENDS THAT IS SEPARATED FROM THE DISTRIBUTION PIPE AND IS SET ABOVE THE INVERT OF THE DISTRIBUTION PIPE. IN THIS CASE, THE OVERFLOW MUST BE ROUTED THORUGH A SEPARATE CATCH BASIN PRIOR TO CONNECTING WITH A PUBLIC DRAINAGE SYSTEM.
2. GEOTEXTILE SHALL BE LOW SURVIVABILITY, CLASS C PER COS STD SPEC 9-37 TABLES 1 AND 2.
3. SCARIFY SUBGRADE TO A MIN. DEPTH OF 4" BEFORE FILLING TRENCH WITH WASHED GRAVEL.
4. SEE THE SEATTLE STORMWATER MANUAL VOLUME 3, SECTION 5.4.2, FOR ADDITIONAL REQUIREMENTS.

DETAIL VERSION 2021-07-01

ADDITIONAL DRAINAGE AND WASTEWATER CONTROL DETAILS

TEMPLATE VERSION: 2021-06-18

CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

DRAINAGE AND WASTEWATER CONTROL ADDITIONAL DETAILS

APPLICANT PLAN SET

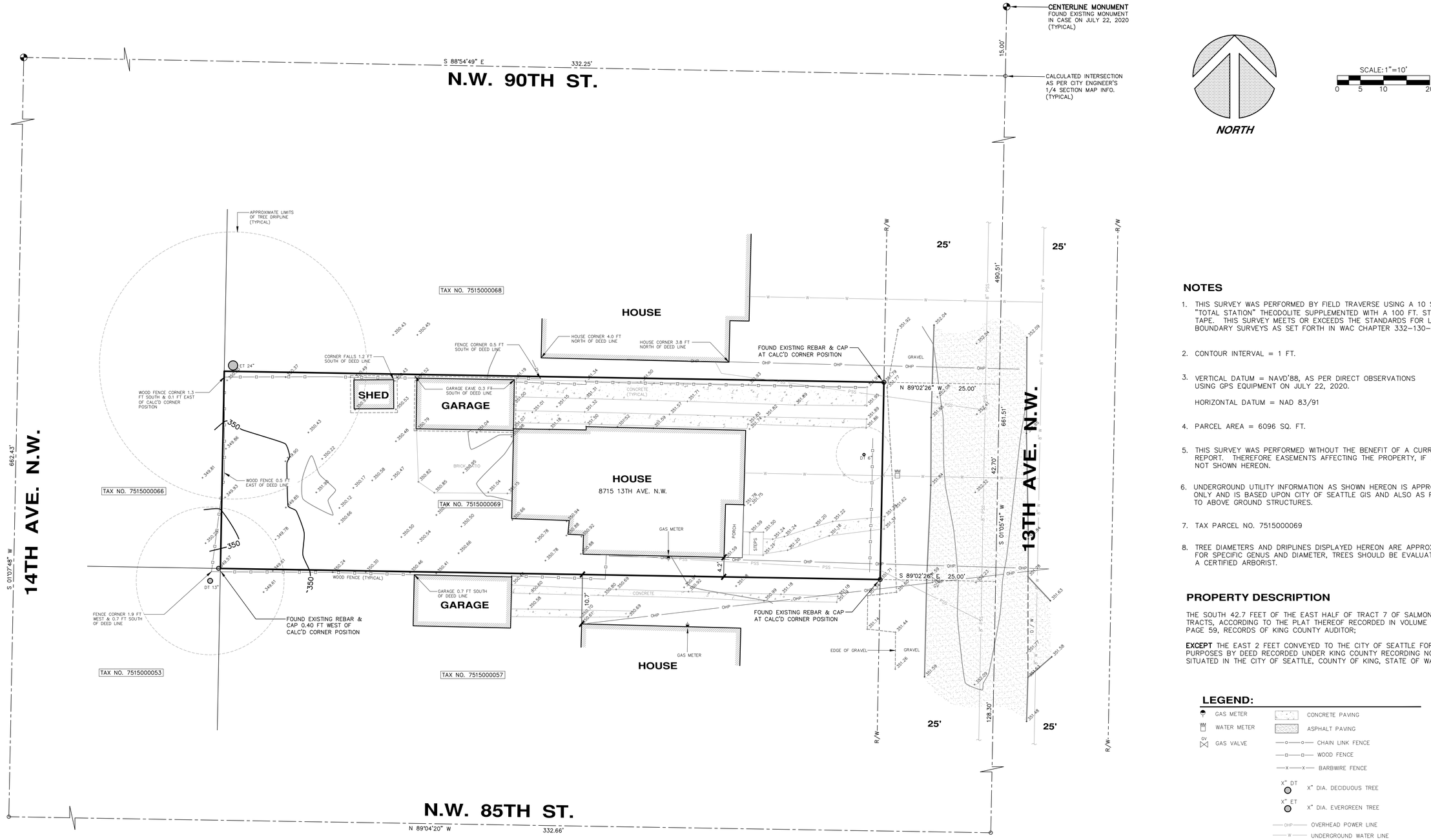
SDCI PERMIT NO.: 6840926-CN

ADDRESS: 8717 13TH AVE NW SEATTLE, WA 98117

DESIGNED BY: K. TRAN
DRAWN BY: K. TRAN
CHECKED BY: H. PHAN
DATE: 10/22/2021

STANDARD DWC DETAILS

SHEET DWC-DET



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 22, 2020.

   HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 6096 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7515000069
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

THE SOUTH 42.7 FEET OF THE EAST HALF OF TRACT 7 OF SALMON BAY ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 59, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE EAST 2 FEET CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4906008; SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

LEGEND:

- GAS METER
- WATER METER
- GAS VALVE
- CONCRETE PAVING
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- X" DT — X" DIA. DECIDUOUS TREE
- X" ET — X" DIA. EVERGREEN TREE
- OHP — OVERHEAD POWER LINE
- W — UNDERGROUND WATER LINE
- X" W — X" DIAMETER WATER MAIN
- X" PSS — X" DIAMETER SEWER MAIN
- PSS — UNDERGROUND SANITARY SIDE SEWER

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 10/20/21

TOPOGRAPHIC SURVEY
8715 13TH AVENUE N.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
01/05/2022

PROJECT #:	20-6818
DRAWING:	20-6818 TOPO.DWG
CLIENT:	KATRINA EILEEN RICHARD ROMATOWSKI
DATE:	10-20-21
DRAWN BY:	SYG

PROJECT DESCRIPTION

CONSTRUCT A SFR AND DADU. PROVIDE 3 SURFACE PARKING. EXISTING SFR TO REMAIN.

LEGAL DESCRIPTION

THE SOUTH 42.7 FEET OF THE EAST HALF OF TRACT 7 OF SALMON BAY ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 59, RECORDS OF KING COUNTY AUDITOR;
EXCEPT THE EAST 2 FEET CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4906008;
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

ASSESSOR'S PARCEL NUMBER

7515000069

LAND USE COMPLIANCE

ZONE: RSL (M)

LOT SIZE: 6096 SF

OVERLAY: CROWN HILL RESIDENTIAL URBAN VILLAGE, FREQUENT TRANSIT

23.44.009 DESIGN STANDARDS - RSL ZONES
- A REQUIRED: Pedestrian access of at least 3' between each principal structure and the street. Access may be over a driveway, cross required yards, separation, or be part of a driveway, provided that it is differentiated.
- PROVIDED: See site plan for walkway as part of driveway, differentiated through paving color and texture.
- B REQUIRED: Dwelling unit with a street facing facade within 40' of front lot line shall have a pedestrian entry on that street facing facade
- PROVIDED: No new units proposed within 40' of front lot line

23.44.010 LOT COVERAGE (SEE DIAGRAM & CALCS ON A1.2)
- ALLOWED: 50% of 6096 sf = 3048 sf
- PROVIDED: 1129.5095 sf (existing SFR) + 671.75 sf (new SFR) + 530.3337 sf (new DADU) = 2331.5932 sf

23.44.011 FAR (SEE A1.1 FOR DIAGRAMS & CALCULATIONS)
- ALLOWED: 0.75 x 6096 sf = 4572 sf, 50% of floor area contained in structure built prior to Jan.1, 1982 that will remain residential is exempt per 23.44.011.C.4 (50% of 1149.32 sf = 574.66 sf exempt, see A1.3)
- PROVIDED: 1228.21 sf (SFR) + 971.28 sf (DADU) + 574.66 sf (EXIST) = 2774.15 sf

23.44.012 HEIGHT
- A.1 ALLOWED: 30'-0" MAX, SEE DIAGRAM & CALCS ON A1.2
- PROVIDED: SEE ELEVATIONS

23.44.014 YARDS
- A FY: REQUIRED: 10'-0" / PROVIDED: 10'-0"
- B SY: REQUIRED: 5'-0" / PROVIDED: 5'-0"
- C RY: REQUIRED: 10'-0" / PROVIDED: 10'-0"
- D DADU IN REAR YARD: ALLOWED: MAX 60% REAR YARD = (10' x 42.7') x 0.6 = 256.2 SF / PROVIDED: 143.5 SF

23.44.017 DENSITY LIMITS
- B ALLOWED: 6096/2000 = 3.0 SFR
- PROVIDED: 2 SFR (EXISTING + NEW)

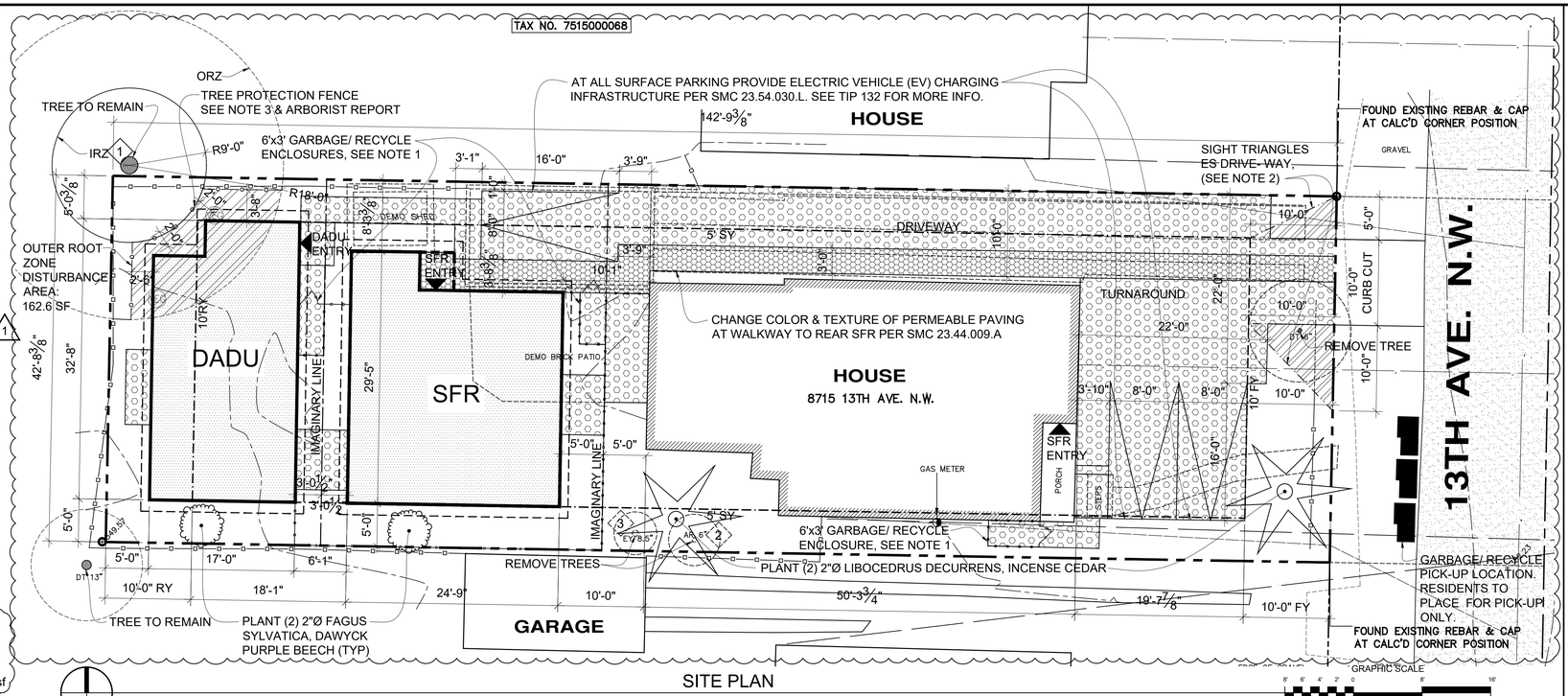
23.44.018 MAXIMUM DWELLING UNIT SIZE IN RSL ZONES
- ALLOWED: 2200 SF MAX NET AREA (SFR + DADU)
- PROVIDED: 1228.21 SF (SFR) + 971.28 SF (DADU) = 2199.49 SF, (SEE DIAGRAMS & CALCS ON A1.1)

23.44.020 TREE REQUIREMENTS
- B REQUIRED: 1 POINT PER 500 SF OF LOT: 6096/500 = 12.19 POINTS FROM TABLE A
- PROVIDED: PLANT 2 LARGE CONFER TREES (10 POINTS) & 2 SMALL/ MEDIUM NON-CONIFER TREES (4 POINTS)

23.44.041 ACCESSORY DWELLING UNITS
- A.1.b RSL ZONE - FOR EACH PRINCIPAL DWELLING, 1 ACCESSORY DWELLING UNIT MAX
  - ALLOWED: 1 PER PRINCIPAL DWELLING UNIT = 2 DADU
  - PROVIDED: 1 DADU
- A.6 NO OFF-STREET PARKING REQUIRED FOR ACCESSORY DWELLING UNITS
  - REQUIRED: 0 PARKING FOR ADU OR DADU
  - PROVIDED: 1 SURFACE PARKING

TABLE A DETACHED ACCESSORY DWELLING UNITS
- a. MIN LOT SIZE:
  - ALLOWED: 3200 SF
  - PROVIDED: 6096 SF
- d. MAX LOT COVERAGE - SEE 23.44.010 ABOVE
- e. MAX REAR YARD COVERAGE - SEE 23.44.014D ABOVE
- f. MAXIMUM SIZE:
  - ALLOWED: 1000 SF GROSS FLOOR AREA NOT INCLUDING GARAGE OR STORAGE
  - PROVIDED: 971.28 SF GROSS FLOOR AREA, SEE A1.1
- g. FRONT YARD - NOT IN FRONT YARD
- h. MIN SIDE YARD - NOT IN SIDE YARD
- i. MIN REAR YARD:
  - REQUIRED: 5' FROM LOT LINES
  - PROVIDED: 5'-0"
- j. LOCATION OF ENTRY - FACES PRIMARY RESIDENCE
- k. MAX HEIGHT LIMIT: (LOT WIDTH 40' UP TO 50')
  - ALLOWED: 18' BASE STRUCTURE, + 5' FOR PITCHED ROOF
  - PROVIDED: SEE CALCS ON A1.2 & ELEVS
- l. MIN SEPARATION FROM PRINCIPAL DWELLING:
  - ALLOWED: 5'-0"
  - PROVIDED: 6.07'

23.54.015 PARKING
TABLE B VEHICLE REQUIRED: NONE (URBAN VILLAGE AND FREQUENT TRANSIT)
VEHICLE PROVIDED: (2) SURFACE PARKING FOR 2 SFR + (1) SURFACE PARKING FOR DADU = 3



SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN NOTES:

1. PROVIDE 6'-0" HIGH FENCE AT NORTH, WEST AND SOUTH PROPERTY LINES USING 4"x4" TREATED POSTS W/ 1'x4" VERTICAL CEDAR, TIGHTLY SPACED, 2"x4" TOP & BOT HORIZ RAILS & CAP. DISCONTINUE AT INNER ROOT ZONE. PROVIDE MATCHING FENCE AND GATE FOR SCREENING OF EACH OF THE THREE TRASH/RECYCLE ENCLOSURES PER SMC 23.54.040.A.
2. PROVIDE SIGHT TRIANGLES ON EACH SIDE OF DRIVEWAYS PER SMC 23.54.030.G. AREA WITHIN SIGHT TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS BETWEEN 32-82 INCHES ABOVE GROUND.
3. SEE TREE PROTECTION FENCE DETAILED ON CSC SHEET, TO BE INSTALLED PRIOR TO ANY WORK.
4. SHIELD ALL EXTERIOR LIGHTING AND DIRECT IT AWAY FROM ADJACENT PROPERTIES PER SMC 23.44.008.H.
5. ANY NUMBER OF RELATED PERSONS MAY OCCUPY EACH PRINCIPAL UNIT, OR EACH PRINCIPAL UNIT PLUS AN ASSOCIATED ACCESSORY DWELLING UNIT. IF UNRELATED PERSONS OCCUPY EITHER UNIT, THE TOTAL NUMBER OF PERSONS OCCUPYING THE PRINCIPAL UNIT PLUS AN ASSOCIATED DWELLING UNIT MAY NOT ALTOGETHER EXCEED EIGHT PER SMC 23.44.041.A.4.
6. PER SMC 23.44.020.B.4, THE OWNER OF THE SUBJECT LOT SHALL ENSURE THAT THE TREES PLANTED REMAIN HEALTHY FOR AT LEAST FIVE YEARS AFTER INSPECTION BY THE CITY AND THE OWNER OF THE SUBJECT LOT SHALL BE RESPONSIBLE FOR REPLACING ANY TREES THAT DO NOT REMAIN HEALTHY AFTER INSPECTION BY THE CITY.

SHEET LIST

DWC
CSC
SURVEY

A1.0 - SITE PLAN, LAND USE, SHEET LIST
A1.1 - FLOOR AREA/FAR DIAGRAMS & CALCS
A1.2 - AVERAGE GRADE & LOT COVERAGE
A1.3 - EXISTING SFR FLOOR PLANS
A2.1 - SFR FLOOR PLANS
A2.2 - DADU FLOOR PLANS
A3.1 - ELEVATIONS & SCHEDULES
A3.2 - ELEVATIONS & DETAILS
A3.3 - ELEVATIONS & DETAILS
A4.1 - SECTIONS
A5.0 - GENERAL NOTES

S1.0 - GENERAL STRUCTURAL NOTES
S2.1 - FOUNDATION PLAN
S2.2 - SECOND FLOOR FRAMING PLAN
S2.3 - ROOF FRAMING PLAN
S3.0 - TYPICAL CONCRETE DETAILS
S4.0 - TYPICAL WOOD FRAMING DETAILS
S4.1 - WOOD FRAMING DETAILS

OUTER ROOT ZONE DISTURBANCE

PER SMC 25.11.050.B, 1/3 OF THE ORZ AREA DISTURBANCE ALLOWED AT THE EXCEPTIONAL DOUGLAS FIR IS 251.9 SF (AREA OF ORZ: 763.4 SF). THE ACTUAL DISTURBANCE OF THE OUTER ROOT ZONE IS 162.6 SF. SEE SHADED AREA ON SITE PLAN ABOVE. NO DISTURBANCE ALLOWED IN THE INNER ROOT ZONE.

BUILDING DATA

OCCUPANCY: R-3
CONSTRUCTION TYPE: VB - WOOD FRAMED

PROPOSED SFR FLOOR AREA (GROSS/NET): 1228.21 SF
PROPOSED DADU FLOOR AREA (GROSS/NET): 971.28 SF

STRUCTURAL BUILDING AREA:

SFR: FLR1 (654) + FLR2 (671.8) = 1325.8 SF TOTAL R-3

DADU: FLR1 (530.3) + FLR2 (530.3) = 1060.6 SF R-3

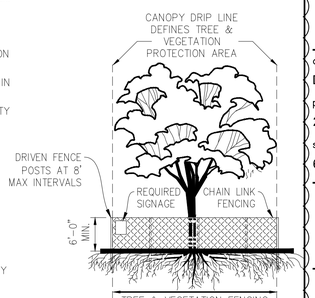
EXISTING TREES PER ARBORIST REPORT

1. TREE #1: >30" DBH, 16' CSD, DOUGLAS FIR, PSEUDOTSUGA MENZIESII, EXCEPTIONAL TREE LOCATED OFFSITE TO NORTH, PROTECTED
2. TREE #2: 6" DBH, 6' CSD, ARBORVITAE, THUJA OCCIDENTALIS, NOT EXCEPTIONAL, REMOVE TREE
3. TREE #3: 8.5" DBH, 5' CSD, ENGLISH YEW, TAXUS BACCATA, NOT EXCEPTIONAL, REMOVE TREE

TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN
1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN



TREE & VEGETATION FENCING AROUND ENTIRE DRIP LINE ON PERMIT SITE. ALTERNATIVE TREE PROTECTION, IF APPROVED BY SDCI, AS SHOWN ON SITE PLAN

SYMBOL: —O—O—O— (VEG)

LINK TO REQUIRED TREE PROTECTION SIGNAGE:

AKASHA DESIGNS, LLC
(206) 660-5604

8717 13th Ave NW
Seattle, WA 98117

sdci approval stamp:

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
01/05/2022

DATE:
November 03, 2021

REV	DESCRIPTION	DATE
	INTAKE	7/03/21
1	C1	11/03/21

owner
DKR Development

project no.
201401

sdci#
6840926-CN

SITE PLAN, LAND USE, SHEET LIST

A1.0

MHA-R PAYMENT OPTION SUMMARY TABLE

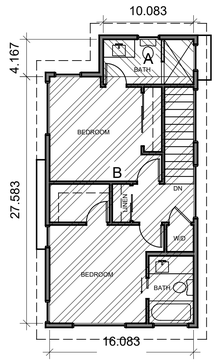
1	ZONE	RSL (M)
2	MHA area designation per Map A for 23.58C.050 outside of downtown, SM-SLU, and SM-U 85 zones	MEDIUM
3	Associated PUDA with MHA-R requirements?	NO
4	Total number of residential and live-work units in the structure	2 residential units
5	Gross floor area - residential use	2199.44
6	Gross floor area - live-work units	0
7	Gross floor area in residential or live-work use excluded from MHA-R payment	0
8	Floor area for MHA-R calculation	2199.44
9	Payment calculation amount per code (adjusted for change in CPI) or PUDA	$15.36
10	MHA-R payment provided	$33,783.39

MHA-R Floor Area Calculations (see diagrams below)

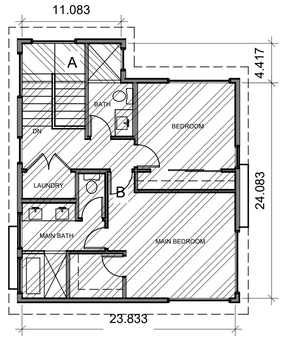
SFR gross floor area in residential use
605.26 (1st flr) + 622.92 (2nd flr) = 1228.18

DADU gross floor area in residential use
485.63 (1st flr) + 485.63 (2nd flr) = 971.26

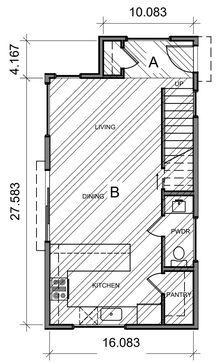
Total gross floor area in residential use 2199.44 sf



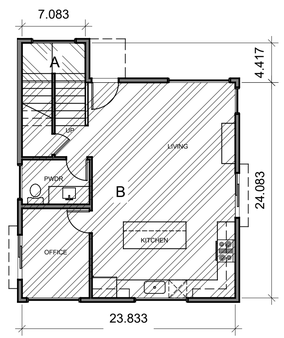
DADU 2ND FLR GFA:
A = 10.083 x 4.167 = 42.016 sf
B = 16.083 x 27.583 = 443.617 sf
42.016 + 443.617 = 485.63 sf



SFR 2ND FLR GFA:
A = 11.083 x 4.417 = 48.954 sf
B = 23.833 x 24.083 = 573.970 sf
48.954 + 573.970 = 622.92 sf

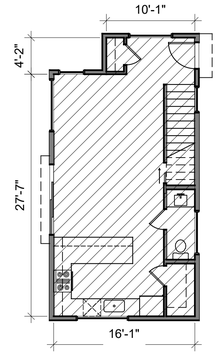


DADU 1ST FLR GFA:
A = 10.083 x 4.167 = 42.016 sf
B = 16.083 x 27.583 = 443.617 sf
42.016 + 443.617 = 485.63 sf

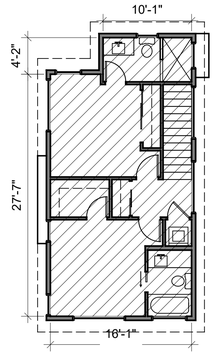


SFR 1ST FLR GFA: :
A = 7.083 x 4.417 = 31.286 sf
B = 23.833 x 24.083 = 573.970 sf
31.286 + 573.970 = 605.26 sf

1



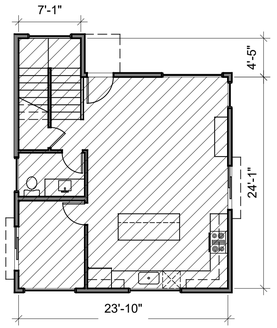
1ST FLOOR DADU FLOOR AREA:
(16.0833 x 27.5833) + (10.0833 x 4.1667) =
443.63 + 42.014 = 485.64 sf



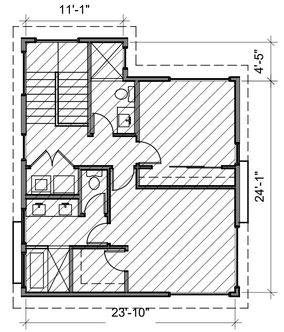
2ND FLOOR DADU FLOOR AREA:
(16.0833 x 27.5833) + (10.0833 x 4.1667) =
443.63 + 42.014 = 485.64 sf

DADU FLOOR AREA
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
8' 6' 4' 2' 0 8' 16'
⅛" = 1'-0"



1ST FLOOR SFR FLOOR AREA:
(23.8333 x 24.0833) + (7.0833 x 4.4167) =
573.985 + 31.285 = 605.27 sf



2ND FLOOR SFR FLOOR AREA:
(23.8333 x 24.0833) + (11.0833 x 4.4167) =
573.985 + 48.952 = 622.94 sf

SFR FLOOR AREA
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
8' 6' 4' 2' 0 8' 16'
⅛" = 1'-0"

AKASHA
DESIGNS, LLC

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FLOOR AREA/FAR
DIAGRAMS & CALCS

A1.1

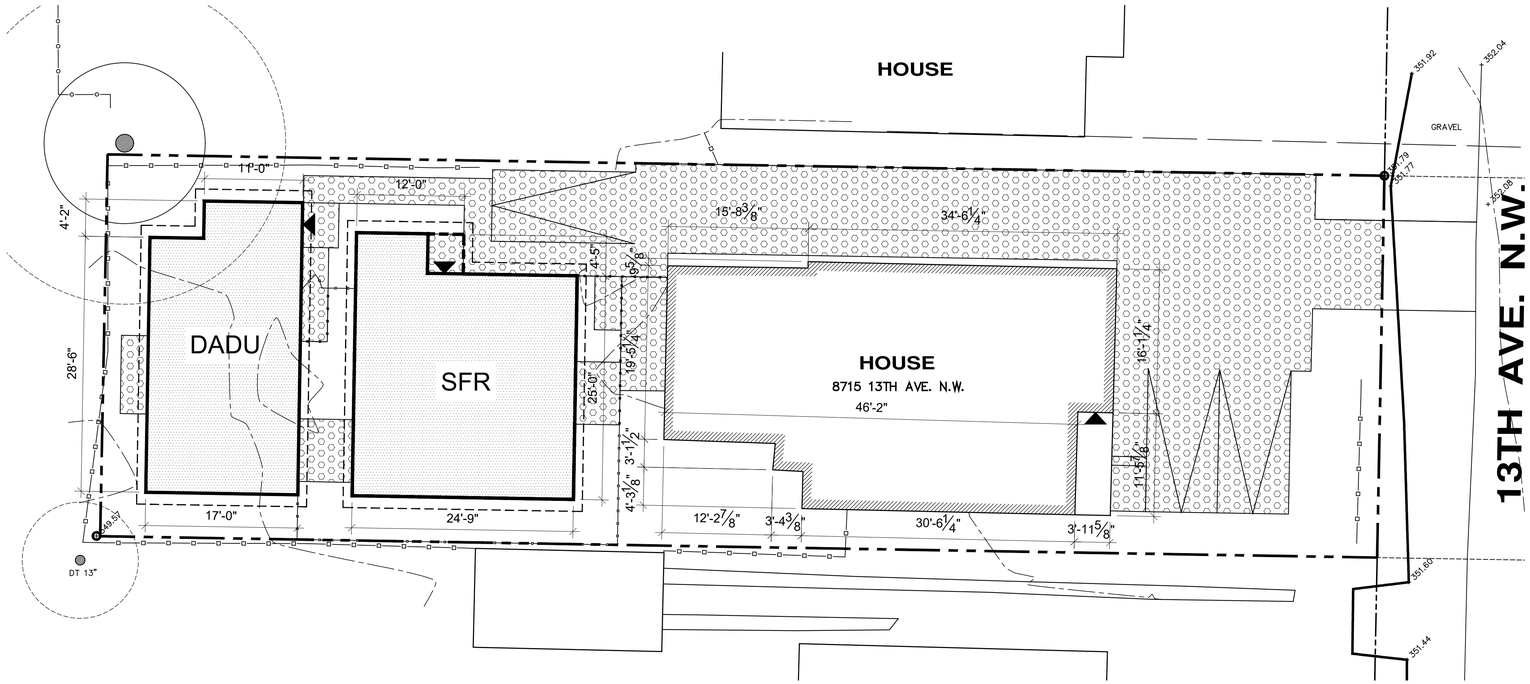
LOT COVERAGE

EXISTING SFR: (34.52 x 0.802) + (46.1667 x 19.4375) + (3.3646 x 3.125) + (30.5208 x 4.2604) + (3.9688 x 16.1042) = 27.685 + 897.365 + 10.5144 + 130.0308 + 63.9143 = 1129.5095 sf

NEW SFR: (24.75 x 25) + (12 x 4.4167) = 618.75 + 53 = 671.75 sf

NEW DADU: (17 x 28.5) + (11 x 4.1667) = 484.5 + 45.8773 = 530.3337 sf

TOTAL: 1129.5095 + 671.75 + 530.3337 = 2331.5932 sf



PROPOSED LOT COVERAGE
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
8' 6' 4' 2' 0 8' 16'
1/8" = 1'-0"

AVG GRADE CALCS

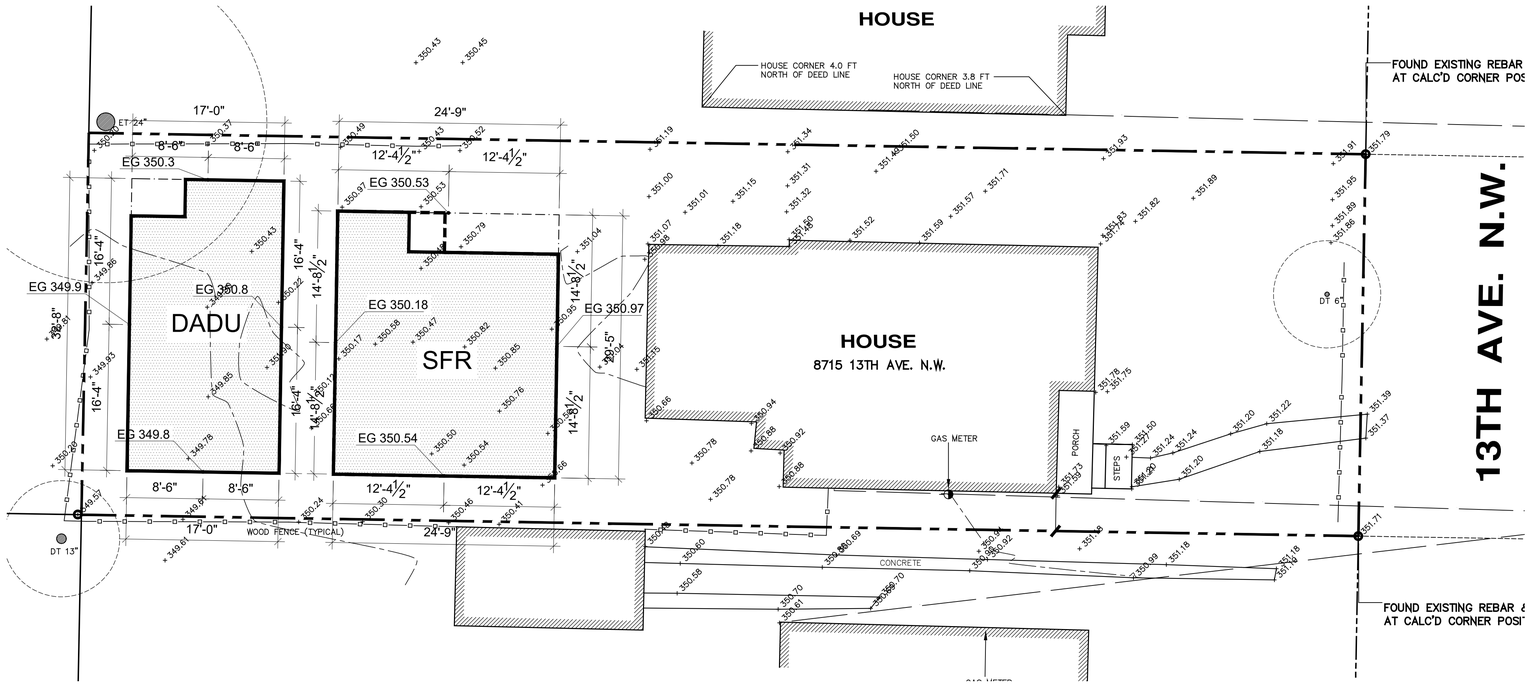
PER DR 4-2012 FORMULA 2: ENCLOSING RECTANGLE - MIDPOINT EXISTING GRADE ELEVATIONS (EG) SHOWN ON SITE PLAN. SEE CALCULATIONS BELOW.

SFR AVG GRADE CALCS

Grade		Wall Length		
350.53	x	24.75	=	8675.6
350.97	x	29.416	=	10324.1
350.54	x	24.75	=	8675.9
350.18	x	29.416	=	10300.9
		Total	=	37976.5
			/	
		Perimeter	=	108.332
Average Grade			=	**350.6**
			+	30 ft
Height Limit			=	**380.6**

DADU AVG GRADE CALCS

Grade		Wall Length		
350.3	x	17	=	5955.1
350.8	x	32.66	=	11457.1
349.8	x	17	=	5946.6
349.9	x	32.66	=	11427.7
		Total	=	34786.6
			/	
		Perimeter	=	99.32
Average Grade			=	**350.2**
			+	18 ft
Height Limit			=	**368.2**



AVERAGE GRADE DIAGRAM
SCALE:1/8" = 1'-0"

GRAPHIC SCALE
8' 6' 4' 2' 0 8' 16'
1/8" = 1'-0"

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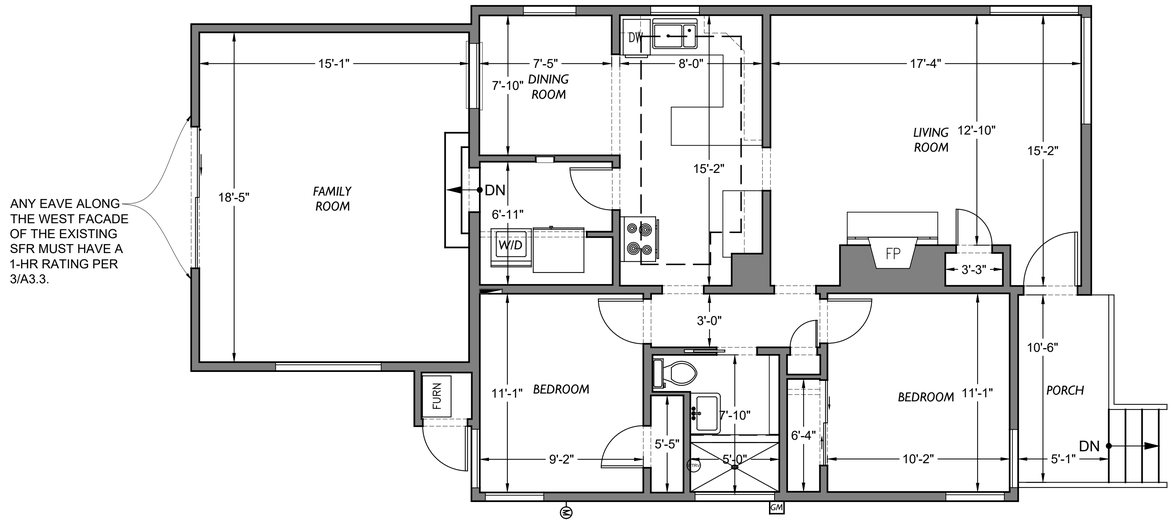
AVERAGE GRADE & LOT COVERAGE

A1.2



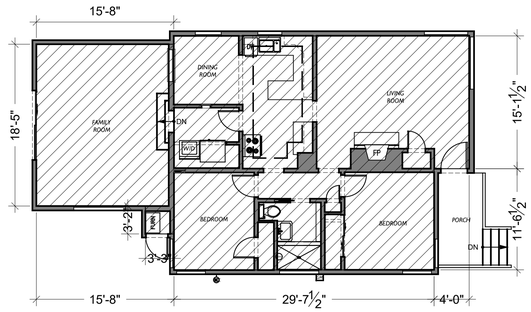
FIRST FLOOR PLAN: EXISTING SFR TO REMAIN

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

4' 2' 0 4' 8'

¼" = 1'-0"



1ST FLOOR EXISTING SFR FLOOR AREA:
(15.6667 x 18.4167) + (3.25 x 3.1667) +
(29.625 x 26.6667) + (4.0 x 15.125) =
288.529 + 10.293 + 790.001 + 60.5 =
1149.32 sf

EXISTING SFR FLOOR AREA

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

8' 6' 4' 2' 0 8' 16'

⅛" = 1'-0"

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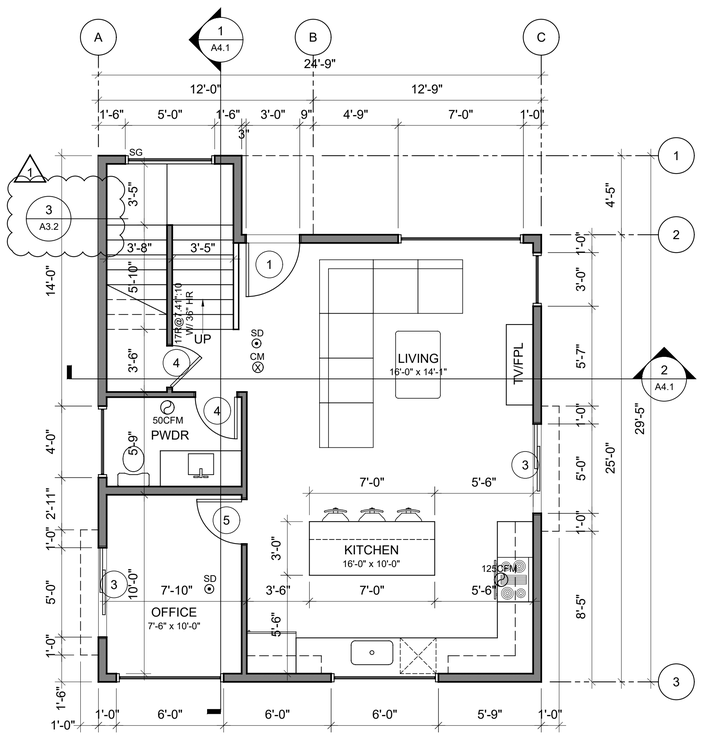
EXISTING SFR FLOOR PLANS

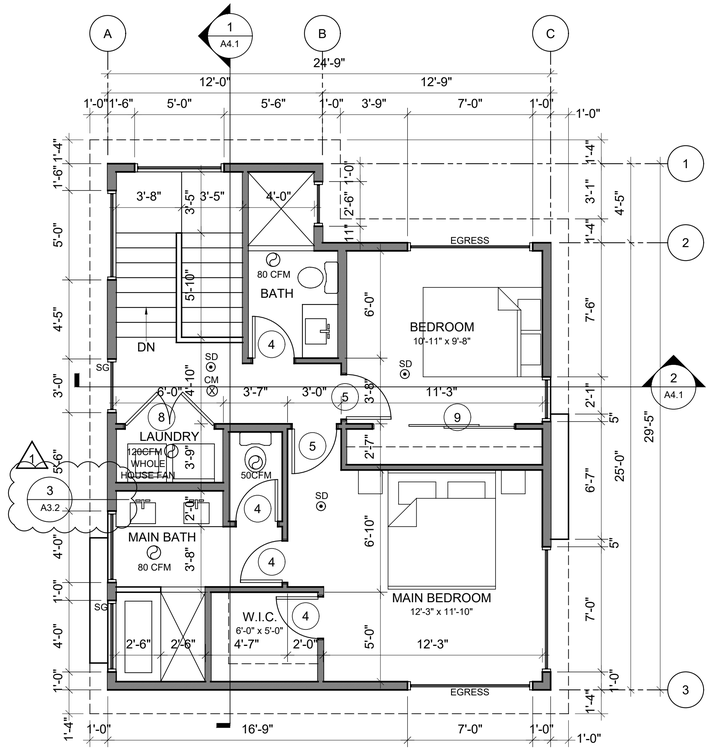
1

A1.3



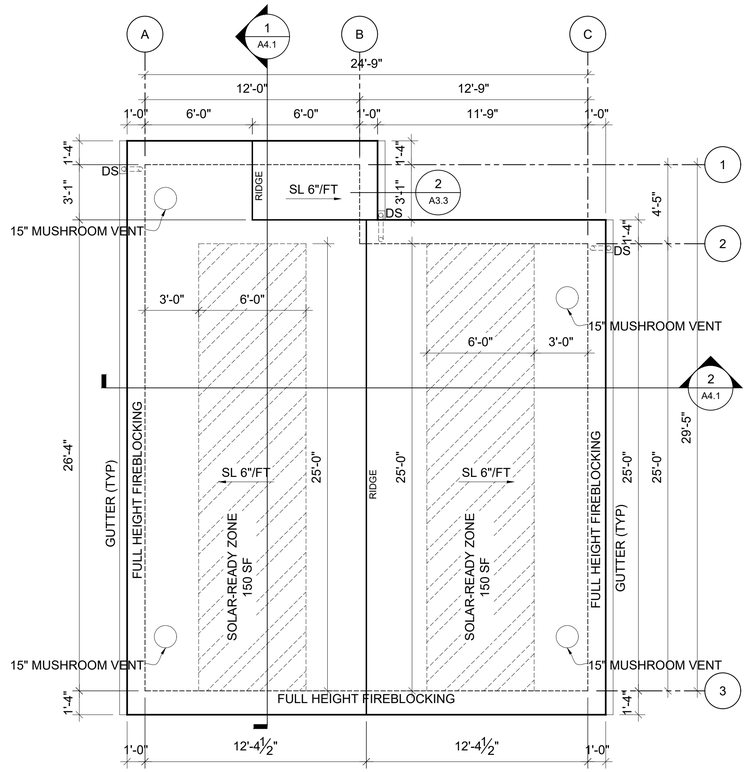
SFR FIRST FLOOR PLAN

SCALE: ¼" = 1'-0" 654 SF SFR



SFR SECOND FLOOR PLAN

SCALE: ¼" = 1'-0" 671.8 SF SFR



SFR ROOF PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. SG INDICATES SAFETY GLAZING - SEE WDW SCHEDULE ON A3.1.

2. EGRESS INDICATES EGRESS WINDOW. EGRESS WINDOW SILL HEIGHT NO MORE THAN 44" ABOVE FINISH FLOOR, MINIMUM NET CLEAR OPENING 24" HIGH x 20" WIDE.

3. FOR THE SFR, TO OBTAIN THE REQUIRED ENERGY CREDITS FROM TABLES R406.2 AND R406.3 TOTALING 6 CREDITS, THE FOLLOWING OPTIONS ARE CHOSEN. A DUCTLESS MINI SPLIT HEAT PUMP, SYSTEM TYPE 4 FROM TABLE R406.2 WILL BE USED (0.5 CREDITS). A TOTAL OF 5.5 CREDITS FROM TABLE R406.2 WILL BE USED FROM TABLE R402.3. OPTION 1.3 WILL BE USED (0.5 CREDITS) VERTICAL FENESTRATION U=0.28, FLOOR R-38, SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB. OPTION 2.2 (1.0 CREDITS) REDUCE TESTED AIR LEAKAGE TO 2.0 CHANGES PER HOUR MAX AT 50 PASCALS & ALL WHOLE HOUSE VENTILATION REQUIREMENTS SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM W/ MIN SENSIBLE HEAT RECOVERY SENSIBILITY OF 0.65. FOR OPTION 3.6 (2.0 CREDITS) USE A DUCTLESS SPLIT HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEAT IN PRIMARY LIVING AREAS. MIN HSPF OF 10. FOR OPTION 4.1 (0.5 CREDITS) DUCT LEAKAGE SHALL BE LIMITED TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA. AIR HANDLERS SHALL BE LOCATED WITH CONDITIONED SPACE. FOR OPTION 5.3 (1.0 CREDITS) A GAS TANKLESS WATER HEATER (NAVIEN NR-240A) WILL BE USED WITH AN EF OF 0.95. FOR OPTION 7.1 (0.5 CREDITS) ENERGY STAR RATED DISHWASHER, REFRIGERATOR, WASHING MACHINE AND VENTLESS DRYER WITH MIN CEF RATING OF 5.2.

4. CONTINUOUS WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS WILL BE USED. ALL VENTS SHALL BE LOCATED 3 FEET FROM INTAKE OPENINGS AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE INTAKE OPENING IS 3 FEET BELOW THE MECH INTAKE. FOR OUTDOOR AIR INLETS SERVING EACH HABITABLE SPACE SEE NOTE ABOVE WDW SCHEDULE ON SHEET A3.1. ALL VENTILATION TO BE INSTALLED IN ACCORDANCE WITH SRC M1506, M1507, R303.5.1 AND R303.5.2. SEE GENERAL NOTES ON A5.0.

5. ALL WOOD (JOISTS, BEAMS) IN DIRECT CONTACT WITH CONCRETE FOUNDATION WALLS SHALL BE PRESSURE TREATED.

6. DS INDICATES DOWNSPOUT.

7. PROVIDE MIN 1/2" GYPSUM BOARD AT ENCLOSED & ACCESSIBLE UNDERSTAIR SPACE (ALL WALLS, SOFFITS AND UNDER STAIR SURFACES WITHIN THE ENCLOSED & ACCESSIBLE UNDERSTAIR SPACE).

8. 'FPL' FACTORY-BUILT FIREPLACE(S) SHALL BE LISTED, LABELED, TESTED IN ACCORDANCE WITH UL 127, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.FIREPLACE TO BE DIRECT-VENTED WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE PER R402.4.4 EXCEPTION 1.

9. DESIGN PROFESSIONAL OR BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE PANEL PRIOR TO FINAL INSPECTION.

10. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/ HOUR AND SHALL BE TESTED AS SUCH. A WRITTEN REPORT OF THE TEST RESULTS, SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION.

11. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

12. SEE ROOF PLAN FOR THE BOUNDARY OF THE SOLAR-READY ZONE AREA (MIN 300 SF TOTAL). NO SOLAR-READY AREA SHALL BE LESS THAN 5 FEET IN ANY DIMENSION NOR LESS THAN 80 SF OF CONTIGUOUS AREA. PERMANENTLY INSTALLED OBJECTS ADJACENT TO THE SOLAR-READY ZONE SHALL BE LOCATED SO THEY DO NOT CAST SHADOWS ON THE SOLAR-READY ZONE WHEN THE SUN IS DIRECTLY EAST, WEST, OR SOUTH AS THE SOLAR-READY ZONE AT 45 DEGREES ABOVE THE HORIZON. PER U103.4, U103.1.1, & U103.1.2 2015 SRC APPENDIX U.

13. PER 2015 SRC APPENDIX U: U103.2 - THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED 'FOR FUTURE SOLAR ELECTRIC'.

14. PER 2015 SRC APPENDIX U: U103.3 - A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION.

1 15. FULL HEIGHT FIRE BLOCKING SHALL BE PROVIDED AT ALL EAVES WHERE THE DISTANCE BETWEEN EAVES OR BUILDINGS IS LESS THAN 10' (SEE IMAGINARY LINES ON THE SITE PLAN). THIS INCLUDES LOCATIONS WHERE THE DADU AND NEW SFR FACE ONE ANOTHER, AND WHERE THE NEW SFR FACES THE EXISTING SFR. ANY EXISTING EAVES WITHIN 10' OF THE NEW BUILDINGS OR EAVES TO BE 1-HR RATED PER 3/A3.3.

ROOF VENTING CALCULATIONS:

VENTED ROOF AREA (SFR):

REQUIRED: 671.75 SF / 150 = 4.4783 SFx144 = 644.875 SQ IN,
(0.5 x 644.875) = 322.4375 SQ IN

PROVIDED: EAVES: (INTAKE) 4.4 LIN FT WITH 6.2 SQ IN/LIN FT = 27.28 SQ IN,
FOUR 15" MUSHROOM VENT = 144x4 = 576 SQ IN,
TOTAL: 576 + 27.28 = 603.28 SQ IN
RIDGE VENT: (EXHAUST) 29.4 LIN FT WITH 18 SQ IN/LIN FT = 529.2 SQ IN
TOTAL: 603.2 + 529.2 = 1132.4 SQ IN

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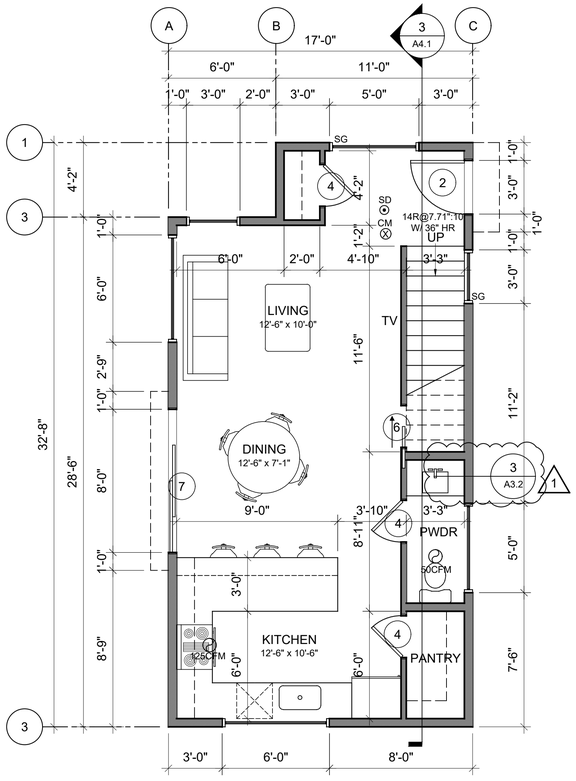
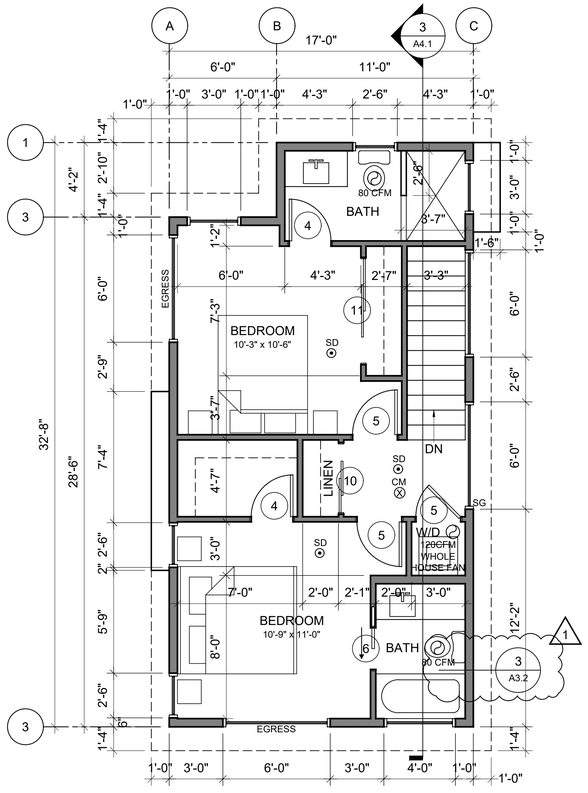
SFR FLOOR PLANS

A2.1



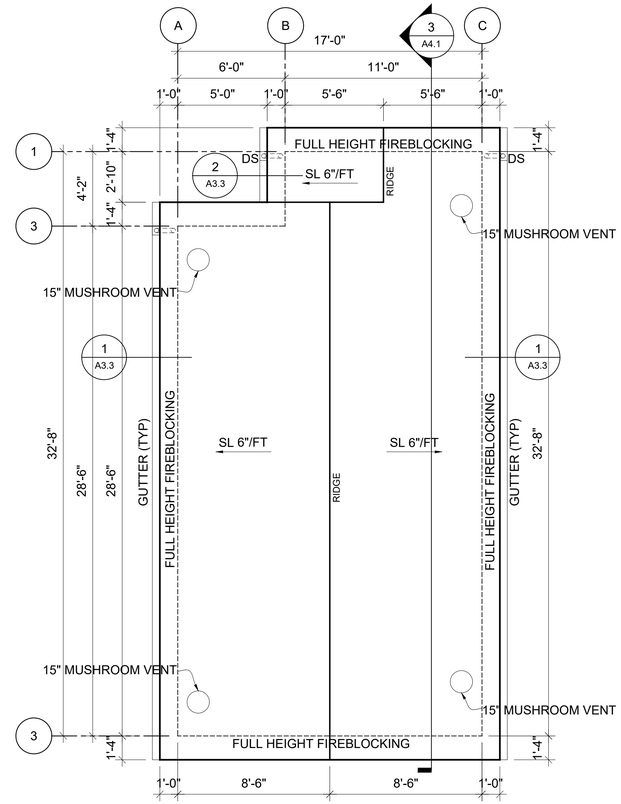
DADU FIRST FLOOR PLAN

SCALE: ¼" = 1'-0" 530.3 SF DADU



DADU SECOND FLOOR PLAN

SCALE: ¼" = 1'-0" 530.3 SF DADU



DADU ROOF PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. SG INDICATES SAFETY GLAZING - SEE WDW SCHEDULE ON A3.1.

2. EGRESS INDICATES EGRESS WINDOW. EGRESS WINDOW SILL HEIGHT NO MORE THAN 44" ABOVE FINISH FLOOR, MINIMUM NET CLEAR OPENING 24" HIGH x 20" WIDE.

3. FOR THE DADU, TO OBTAIN THE REQUIRED ENERGY CREDITS FROM TABLES R406.2 AND R406.3, TOTALING 3 CREDITS, THE FOLLOWING OPTIONS ARE CHOSEN. A DUCTLESS MINI SPLIT HEAT PUMP, SYSTEM TYPE 4 FROM TABLE R406.2 WILL BE USED (0.5 CREDITS). A TOTAL OF 2.5 CREDITS FROM TABLE R406.2 WILL BE USED FROM TABLE R402.3. FOR OPTION 3.6 (2.0 CREDITS) USE A DUCTLESS SPLIT HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEAT IN PRIMARY LIVING AREAS. MIN HSPF OF 10. FOR OPTION 4.1 (0.5 CREDITS) DUCT LEAKAGE SHALL BE LIMITED TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.AIR HANDLERS SHALL BE LOCATED WITHIN CONDITIONED SPACE.

4. CONTINUOUS WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS WILL BE USED. ALL EXHAUSTS SHALL BE LOCATED 3 FEET FROM INTAKE OPENINGS AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE INTAKE OPENING IS 3 FEET BELOW THE MECH INTAKE. FOR OUTDOOR AIR INLETS SERVING EACH HABITABLE SPACE SEE NOTE ABOVE WDW SCHEDULE ON SHEET A3.1. ALL VENTILATION TO BE INSTALLED IN ACCORDANCE WITH SRC M1506, M1507, R303.5.1 AND R303.5.2. SEE GENERAL NOTES ON A5.0.

5. ALL WOOD (JOISTS, BEAMS) IN DIRECT CONTACT WITH CONCRETE FOUNDATION WALLS SHALL BE PRESSURE TREATED.

6. DS INDICATES DOWNSPOUT.

7. PROVIDE MIN 1/2" GYPSUM BOARD AT ENCLOSED & ACCESSIBLE UNDERSTAIR SPACE (ALL WALLS, SOFFITS AND UNDER STAIR SURFACES WITHIN THE ENCLOSED & ACCESSIBLE UNDERSTAIR SPACE).

8. DESIGN PROFESSIONAL OR BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. SEE BLANK FORM ONLINE

9. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/ HOUR AND SHALL BE TESTED AS SUCH. A WRITTEN REPORT OF THE TEST RESULTS, SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION.

10. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

11. FULL HEIGHT FIRE BLOCKING SHALL BE PROVIDED AT ALL EAVES WHERE THE DISTANCE BETWEEN EAVES OR BUILDINGS IS LESS THAN 10' (SEE IMAGINARY LINES ON THE SITE PLAN). THIS INCLUDES LOCATIONS WHERE THE DADU AND NEW SFR FACE ONE ANOTHER, AND WHERE THE NEW SFR FACES THE EXISTING SFR. ANY EXISTING EAVES WITHIN 10' OF THE NEW BUILDINGS OR EAVES TO BE 1-HR RATED PER 3/A3.3. (1)

ROOF VENTING CALCULATIONS:

VENTED ROOF AREA (SFR):
REQUIRED: 671.75 SF / 150 = 4.4783 SFx144 = 644.875 SQ IN,
(0.5 x 644.875) = 322.4375 SQ IN
PROVIDED: EAVES: (INTAKE) 4.4 LIN FT WITH 6.2 SQ IN/LIN FT = 27.28 SQ IN,
FOUR 15" MUSHROOM VENT = 144x4 = 576 SQ IN,
TOTAL: 576 + 27.28 = 603.28 SQ IN
RIDGE VENT: (EXHAUST) 29.4 LIN FT WITH 18 SQ IN/LIN FT = 529.2 SQ IN
TOTAL: 603.2 + 529.2 = 1132.4 SQ IN

SOLAR-READY PROVISIONS:

SRC APPENDIX U - U101.1 EXCEPTION 1: ROOF
HAS LESS THAN 600 SF QUALIFYING ROOF AREA.

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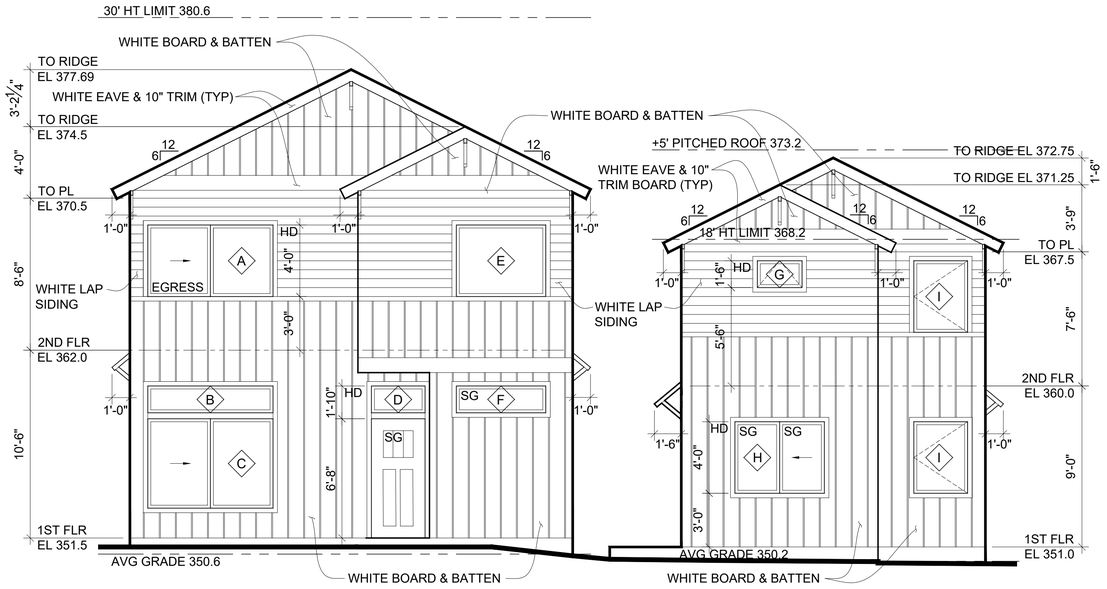
DADU FLOOR PLANS

A2.2

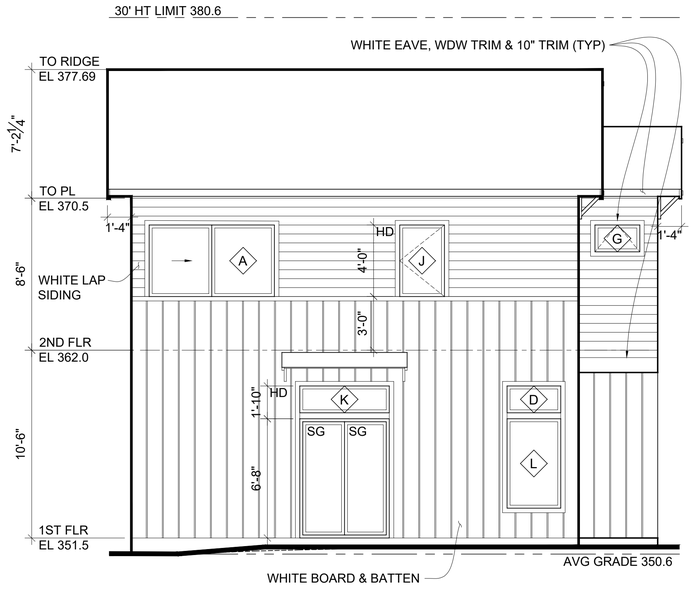
ELEVATION NOTES:

1. SG INDICATES SAFETY GLAZING
2. EGRESS INDICATES EGRESS WINDOW
3. HD INDICATES BOTTOM OF HEADER



SFR NORTH ELEVATION
SCALE: ¼" = 1'-0"

DADU NORTH ELEVATION
SCALE: ¼" = 1'-0"



SFR EAST ELEVATION
SCALE: ¼" = 1'-0"

GRAPHIC SCALE
4' 2' 0 4' 8'
¼" = 1'-0"

NOTES:

1. HEADERS TO BE INSULATED WITH MINIMUM R-10 INSULATION PER SEC TABLE R402.1.1 FOOTNOTE m.

ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED "NFRC certified".

(X) DOOR SCHEDULE

#	SIZE	TYPE	# OF TYPE	MAT'L	MFR	MODEL	U-FACTOR	NOTES
1	3'-0" x 6'-8" x 1¾"	1/4 LITE	1	COMPOSITE	PELLA	450 INSWING CONTEMPORARY	0.28	SAFETY GLASS
2	3'-0" x 7'-0" x 1¾"	1/4 LITE	1	COMPOSITE	PELLA	450 INSWING CONTEMPORARY	0.28	SAFETY GLASS
3	5'-0" x 6'-8" x 1¾"	SLIDING	2	VINYL	MILGARD	8622 SLIDING DR	0.28	SAFETY GLASS
4	2'-4" x 6'-8" x 1⅜"	FLUSH	11	WOOD	SIMPSON	INTERIOR 20	- -	
5	2'-6" x 6'-8" x 1⅜"	FLUSH	6	WOOD	SIMPSON	INTERIOR 20	- -	
6	2'-4" x 6'-8" x 1⅜"	PCKT	2	WOOD	SIMPSON	INTERIOR 20	- -	
7	8'-0" x 6'-10" x 1¾"	SLIDING	1	VINYL	MILGARD	8622 SLIDING DR	0.28	SAFETY GLASS
8	5'-0" x 6'-8" x 1⅜"	DBL FLUSH	1	WOOD	SIMPSON	INTERIOR 20	- -	
9	8'-0" x 6'-8" x 1⅜"	BIPASS	1	WOOD	SIMPSON	INTERIOR 20	- -	
10	4'-0" x 6'-8" x 1⅜"	BIPASS	1	WOOD	SIMPSON	INTERIOR 20	- -	
11	6'-0" x 6'-8" x 1⅜"	BIPASS	2	WOOD	SIMPSON	INTERIOR 20	- -	

ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED "NFRC certified".
ONE WINDOW IN EACH HABITABLE SPACE SHALL PROVIDE OUTDOOR AIR INLET OF 4 SQ IN MIN NET FREE AREA LOCATED IN WINDOW FRAME AT TOP OF WINDOW.

(X) WINDOW SCHEDULE

NO.	SIZE	TYPE	# OF TYPE	MAT'L	MFR	MODEL	U-FACTOR	NOTES
A	7'-0" x 4'-0"	SL	3	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	EGRESS
B	7'-0" x 1'-6"	FIX	1	VINYL	MILGARD	8360 PICTURE WDW	0.28	
C	7'-0" x 5'-0"	SL	1	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	
D	3'-0" x 1'-6"	FIX	3	VINYL	MILGARD	8360 PICTURE WDW	0.28	
E	5'-0" x 4'-0"	FIX	2	VINYL	MILGARD	8360 PICTURE WDW	0.28	
F	5'-0" x 1'-6"	FIX	1	VINYL	MILGARD	8360 PICTURE WDW	0.28	SG
G	2'-6" x 1'-6"	AWNING	2	VINYL	MILGARD	8420 AWNING WDW	0.28	
H	5'-0" x 4'-0"	SL	1	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	SG
I	3'-0" x 4'-0"	CSMT	2	VINYL	MILGARD	8520 CASEMENT	0.28	
J	2'-6" x 4'-0"	CSMT	1	VINYL	MILGARD	8520 CASEMENT	0.28	
K	5'-0" x 1'-6"	FIX	3	VINYL	MILGARD	8360 PICTURE WDW	0.28	
L	3'-0" x 5'-0"	FIX	1	VINYL	MILGARD	8360 PICTURE WDW	0.28	
M	6'-0" x 1'-6"	SL	1	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	
N	6'-0" x 4'-0"	SL	2	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	EGRESS
O	3'-0" x 3'-0"	FIX	1	VINYL	MILGARD	8360 PICTURE WDW	0.28	SG
P	4'-0" x 1'-6"	FIX	2	VINYL	MILGARD	8360 PICTURE WDW	0.28	
Q	6'-0" x 3'-6"	SL	3	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	
R	6'-0" x 1'-6"	FIX	2	VINYL	MILGARD	8360 PICTURE WDW	0.28	
S	3'-0" x 4'-0"	CSMT	1	VINYL	MILGARD	8520 CASEMENT	0.28	
T	4'-0" x 3'-0"	SL	1	VINYL	MILGARD	8120 HORIZ SLIDER	0.28	
U	4'-0" x 1'-6"	SL	1	VINYL	MILGARD	8360 PICTURE WDW	0.28	SG
V	2'-6" x 2'-6"	AWNING	2	VINYL	MILGARD	8420 AWNING WDW	0.28	

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ELEVATIONS & SCHEDULES

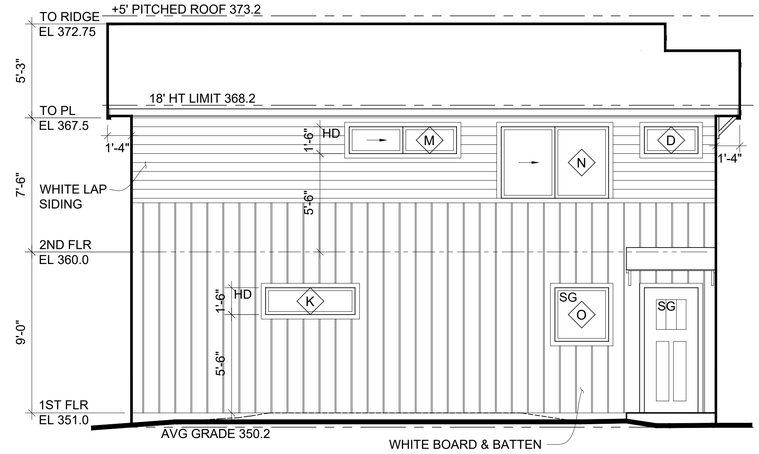
A3.1

ALLOWED MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE					
SRC TABLE R302.1(1): OPENINGS IN WALLS <5' & 3' MIN, ALLOWED 25% MAX OF WALL AREA PER STORY					
LOCATION	DISTANCE TO IMAGINARY LINE	EXTERIOR WALL AREA	TOTAL OPENING AREA	MAX ALLOWED %	ACTUAL %
DADU EAST ELEV FLR 1	3.04 FT	294 SF	37.5 SF	25%	12.7%
DADU EAST ELEV FLR 2	3.04 FT	245 SF	37.5 SF	25%	15.3%

1

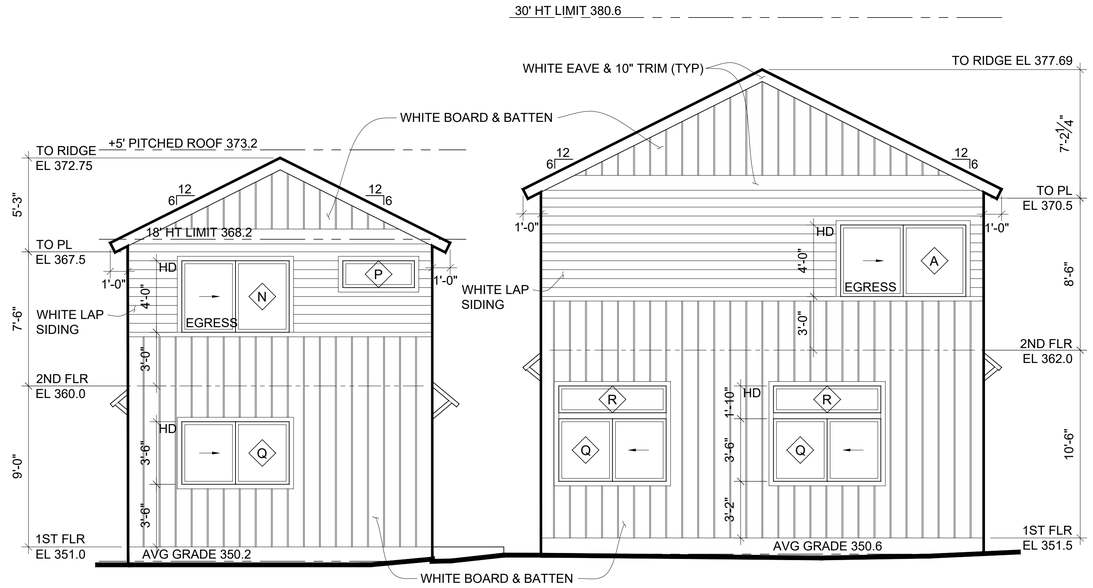
ELEVATION NOTES:

1. SG INDICATES SAFETY GLAZING
2. EGRESS INDICATES EGRESS WINDOW
3. HD INDICATES BOTTOM OF HEADER



DADU EAST ELEVATION

SCALE: ¼" = 1'-0"



DADU SOUTH ELEVATION

SCALE: ¼" = 1'-0"

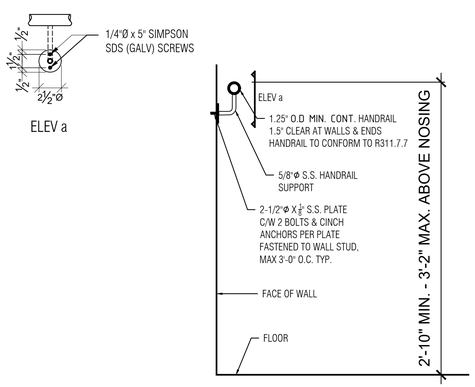
SFR SOUTH ELEVATION

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

4' 2' 0 4' 8'

¼" = 1'-0"

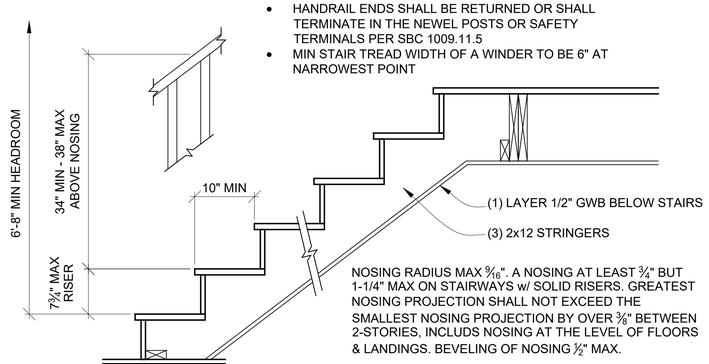


1 A2.1 A3.2 HANDRAIL (TYP)

SCALE: 1" = 1'-0"

NOTES:

- SPACING BTWN INTERMEDIATE GUARDRAIL MEMBERS TO BE A MAXIMUM OF 4" CLEAR SUCH THAT A SPHERE OF 4" DIA SHALL NOT PASS THROUGH ANY OPENING.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POSTS OR SAFETY TERMINALS PER SBC 1009.11.5
- MIN STAIR TREAD WIDTH OF A WINDER TO BE 6" AT NARROWEST POINT



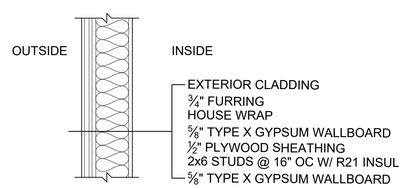
NOSING RADIUS MAX 9/16". A NOSING AT LEAST ¾" BUT 1-1/4" MAX ON STAIRWAYS w/ SOLID RISERS. GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY OVER ⅜" BETWEEN 2-STORIES, INCLUDS NOSING AT THE LEVEL OF FLOORS & LANDINGS. BEVELING OF NOSING ½" MAX.

2 A2.1 A3.2 STAIRS (TYP)

SCALE: 1" = 1'-0"

1

GA FILE NO. WP 8105
1 HR FIRE RATING



NOTE: PROVIDE FIRE BLOCKING PER SBC 718.2.

3 A2.1 A3.2 1-HR EXTERIOR WALL

SCALE: 1" = 1'-0"

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ELEVATIONS & DETAILS

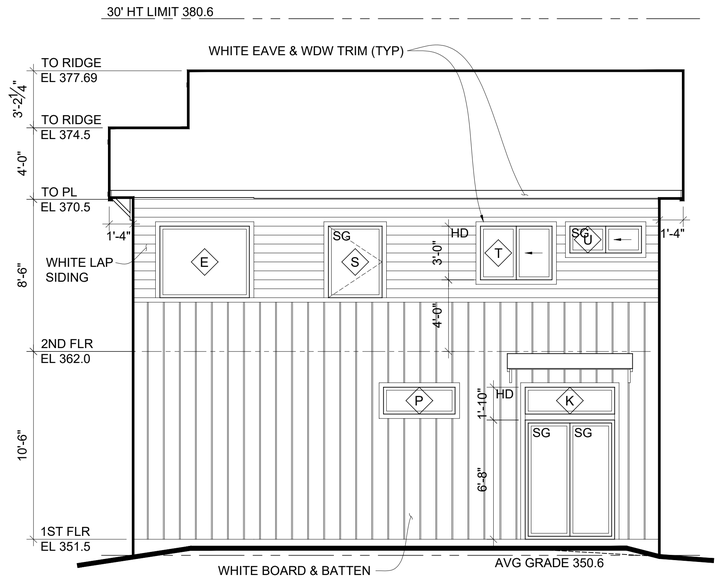
A3.2

ALLOWED MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE					
SRC TABLE R302.1(1): OPENINGS IN WALLS <5' & 3' MIN, ALLOWED 25% MAX OF WALL AREA PER STORY					
LOCATION	DISTANCE TO IMAGINARY LINE	EXTERIOR WALL AREA	TOTAL OPENING AREA	MAX ALLOWED %	ACTUAL %
SFR WEST ELEV FLR 1	3.04 FT	308.8 SF	46.8 SF	25%	15.1%
SFR WEST ELEV FLR 2	3.04 FT	250 SF	50 SF	25%	20%

1

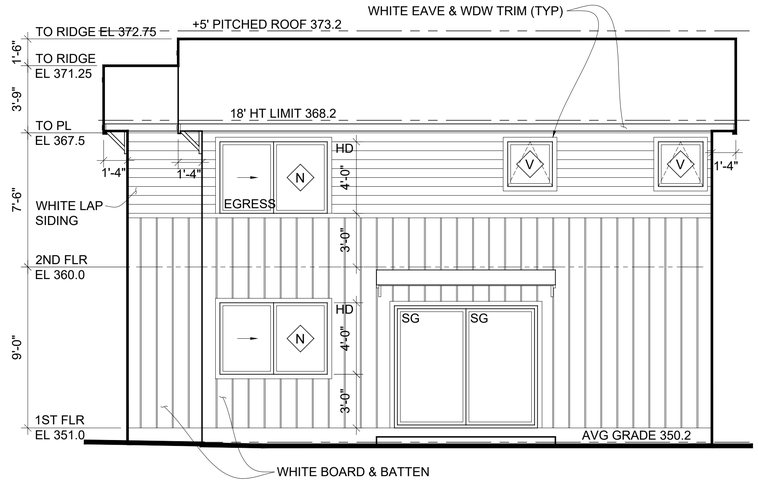
ELEVATION NOTES:

1. SG INDICATES SAFETY GLAZING
2. EGRESS INDICATES EGRESS WINDOW
3. HD INDICATES BOTTOM OF HEADER



SFR WEST ELEVATION

SCALE: ¼" = 1'-0"



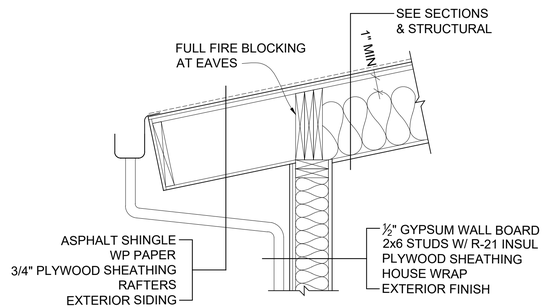
DADU WEST ELEVATION

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

4' 2' 0 4' 8'

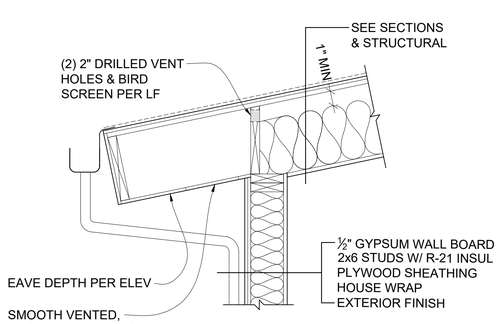
¼" = 1'-0"



NOTE: FIRE BLOCKING AT EAVES & NO EAVE VENTING

1 A4.1|A3.3 EAVE - FIREBLOCKING

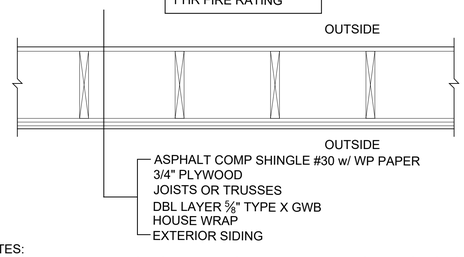
SCALE: 1" = 1'-0"



2 A2.1|A3.3 EAVE - VENTING

SCALE: 1" = 1'-0"

GA FILE NO. RC 2601
1 HR FIRE RATING



NOTES:
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD JOISTS w/ 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1-1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8d NAILS. APPROPRIATE ROOF COVERING.

1

3 A1.3|A3.3 1-HR EAVE

SCALE: 1" = 1'-0"

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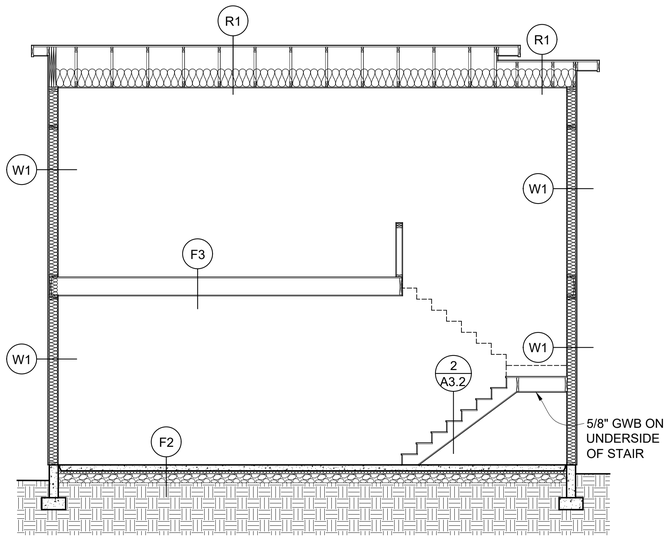
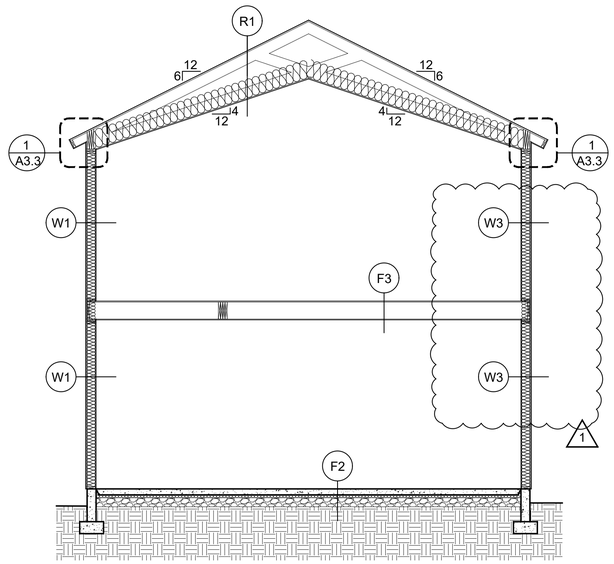
ELEVATIONS & DETAILS

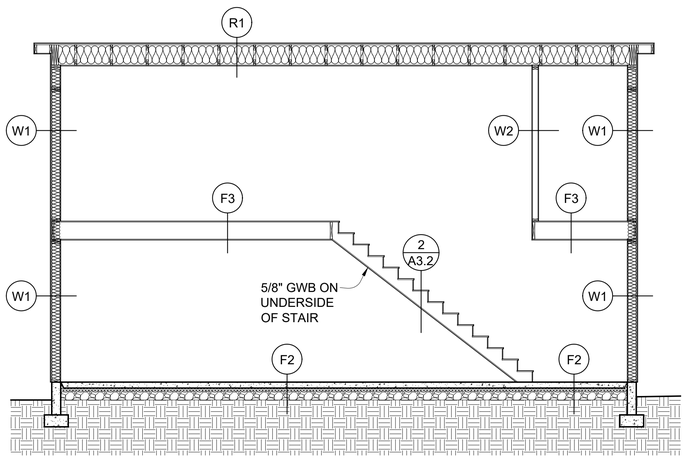
A3.3



1 A2.1 A4.1 SFR STAIR SECTION
SCALE: 1/4" = 1'-0"



2 A2.1 A4.1 SFR SECTION
SCALE: 1/4" = 1'-0"



3 A2.2 A4.1 DADU STAIR SECTION
SCALE: 1/4" = 1'-0"

FLOOR ASSEMBLIES:

F1 FLOOR OVER UNHEATED
- FINISH FLOOR
- SHEATHING & NAILING PER STRUCT
- 2x12 @ 16" OC PER STRUCT
- R-38 BATT INSULATION
- 5/8" GWB TYPE X IN FRONT OF GARAGE AT BLDG OVERHANG OVER DRIVEWAY
- (1) LAYERS HOUSE WRAP
- EXTERIOR SIDING

F2 SLAB ON GRADE
- STAIN & SEAL
- 4" CONCRETE SLAB W/
- REINFORCING PER STRUC.
- 6-MIL VAPOR BARRIER
- R-10 RIGID INSULATION BELOW HEATED SPACE ONLY
- 4" COMPACTED GRAVEL

F3 INTERIOR FLOOR
- FINISH FLOOR
- 3/4" PLYWOOD SUBFLOOR PER STRUCT
- 2x12 @16" OC PER STRUCT
- R-38 BATT INSULATION
- 5/8" GWB
- PVA PRIMER & PAINT

WALL ASSEMBLIES:

W1 TYPICAL EXTERIOR WALL
- SIDING PER ELEVATION
- (1) LAYERS HOUSE WRAP
- SHTG & NAILING PER STRUC.
- 2x6 @ 16" O.C.
- R-21 BATT INSULATION (HEATED ONLY)
- 1/2" GWB
- PVA PRIMER & PAINT

W2 TYPICAL INTERIOR PARTITION
- PVA PRIMER & PAINT
- 1/2" GWB
- 2x4 OR 2x6 @ 16" O.C.
- 1/2" GWB
- PVA PRIMER & PAINT

W3 EXTERIOR WALL - 1 HR - WP8105
- SIDING PER ELEVATION
- (1) LAYERS HOUSE WRAP
- 5/8" GWB TYPE X
- SHTG & NAILING PER STRUC.
- 2x6 @ 16" O.C.
- R-21 BATT INSULATION
- 5/8" GWB TYPE X
- PVA PRIMER & PAINT

1

ROOF ASSEMBLIES:

R1 ROOF - TRUSS
- ASPHALT COMP SHINGLE #30 w/ WP PAPER
- SHEATHING AND NAILING PER STRUCT
- PRE-MANUFACTURED SCISSOR TRUSSES @ 24" OC
- 1" MIN AIRSPACE OVER R-49 INSULATION
- 5/8" GWB CEILING
- PVA PRIMER & PAINT

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SECTIONS

A4.1

GENERAL NOTES

A. These notes are in abbreviate form. The intent is to further define those areas of work not clearly delineated on the drawings. The quality of workmanship throughout shall be first class and all materials shall meet or exceed the normal industry standards applicable in each case.

B. All work is to be performed in strict compliance with the 2018 International Residential Code (SRC) for the Designerural part, the 2018 International Building Code (IBC) for the structural part, the 2018 Seattle Energy Code (SEC), the 2018 Washington State Energy Code, Residential Provisions, and all applicable provisions of prevailing local, state, and federal codes and ordinances, including appropriate licensing laws including any local amendments. Compliance with the Land Use Code / Zoning Ordinance is required. In Seattle, I.B.C. = S.B.C. and I.R.C = S.R.C.

C. Notify and consult with Designer if discrepancies are found between drawings and site conditions and/or building or zoning requirements prior to start of work. Any consequences resulting from these discrepancies will be the Contractors sole responsibility and expense if Designer is not consulted before area in question is constructed.

D. Contractor shall verify field conditions prior to start of work. If measurements or conditions differ from drawings, notify Owner prior to start of work. Bring any conflicts to the attention of the Designer whereupon a final decision will be made.

E. Dimensional strings are generated by a computer drafting program that usually rounds the dimension to the nearest ⅛ of an inch. Therefore, it would be possible that a string of multiple dimensions and an overall dimensions of the same string could vary by ⅛ of an inch. Please notify the Designer whether a verification of a dimension is needed or dimensions to 1/16" are required.

F. Do not scale drawing. During the reprographic process, proportions may have been altered. Use written dimensions. Where conflicts exist, notify the Designer immediately.

G. Contractor to maintain in force at all times, insurance as required by Article II of the General Conditions of the Contract for Construction, AIA Document A201. Certificates evidencing said insurance shall be provided to the Owner, prior to commencement of any work.

H. Contractor is solely responsible for all construction means and methods and shall maintain the structural integrity of any construction until all final lateral and vertical load carrying systems are completed - approvals from the Designer do not extend to approval of construction means and methods

I. Drawings are for a complete installation with full-functional assemblies - contractor is to field verify all dimensions and conditions prior to any work and shall be responsible for all work and materials including those finished by subcontractors.

GENERAL REQUIREMENTS

A. Provide all required temporary facilities and all temporary utilities as required to keep facility in operation during construction. Contractor is responsible for all costs associated with temporary facilities and temporary utilities

B. Construction Barricades: Provide construction barricade as required to keep Public and Employees safe, following all applicable federal, state and city codes and regulations.

DRAWINGS / PERMITS BY OTHERS

It is the contractor's responsibility to provide additional drawings and permits as required to complete this project. The following list is by no means meant to be comprehensive, rather suggestive of the possible types of additional permits, drawings, and submittals that may be required during the course of the project. Depending on the project, some of the following permits, drawing, and submittals could come up including others not listed below:

- Provide information to City regarding disposal of excess soil. (if any)
- Provide Design / obtain Permit for any required Shoring Work. (if any)
- Provide Drawings / obtain Permit for Plumbing Work
- Provide Drawings / obtain Permit for Electrical Work
- Obtain Permit for Storm Sewer Design & Hook-Up
- Obtain Street Use Permits for any Street Work. (if any)
- Apply & pay for required Water Meters.

Any deferred submittal shall be submitted to the Building Department for review and approval.

SOILS AND SITE WORK PER 401.4 (site-specific geotechnical reports shall govern)

A. Excavation cuts are to be no steeper than 1:1, horizontal to vertical.

B. Fill to be free of debris, organic contaminants and rock fragments larger than 6 inches. Use free-draining sand or sand and gravel conditioned to appropriate moisture content for adequate compaction. Fill shall contain no more than 5% fines relative to the fraction passing the ¾" sieve. For house, slab or pavement areas, compaction of fill to be at least 95% of the maximum dry density (MDD) per ASTM D-1557 testing procedures. Utility trench backfill in settlement-sensitive areas to be compacted at least 90% of the MDD, except for the top 2 feet which should be compacted to 95% of the MDD.

C. Structural fill to be placed in loose layers of not more than 8" layers for heavy equipment, or 4" for lightweight compaction equipment. Fill should be conditioned to the proper moisture content for compaction. Compact each lift before placing subsequent layers.

D. For footings supported on structural fill, the zone of structural fill should extend laterally out from the looting edges a distance at least equal to the thickness of the structural fill. Structural fill placed beneath footing should be compacted to at least 95% of the MDD in accordance with ASTM D-1557.

E. All exterior and interior footings to be at least 18" and 12" respectively below the lowest finished adjacent grade.

F. Crawl space per R408.

FRAMING (Site-specific structural engineering shall govern)

A. All materials and workmanship shall conform to the requirements of the drawings, notes, specifications, and all applicable codes and ordinances.

B. All frame construction shall conform to minimum standards of IBC/IRC. Fastening requirements to be in accordance with IBC. See Structural Drawings Structural Notes, and specifications for any other notes that may relate specifically to grades and sizing of all framing member.

C. Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.

Per IBC: penetrations, soffits, drop & cove ceilings

- Wood/Earth separation per R317

D. Maintain all integrity of required 1 hour separations between different Occupancy Types. See Drawings and details for Required One and Two Hour Party Walls between units.

- Garage/Dwelling per R302.5 & 302.6

E. Where installation includes manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation. Verify rough-in dimensions for equipment and provide buck-outs, backing and jacks as required.

F. All Guardrails per R312 to be 36" high minimum from finished floor line. Openings in railing assemblies are not to exceed 4" in one direction. Guardrails and handrails to withstand a 200 lb/sf concentrated load applied in any direction at any point along the top. Guardrail in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applies normal load of 50 lbs on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement. Handrails to be between 1½" dia. and 2" dia. with clearance of 1½" between rail and wall surface. mount between 34" and 38" off stair nosing.

G. DECKING: All wood exposed to weather, such as wood used for deck framing including decking, railings, joists, beams, and posts shall be pressure treated or of wood with natural resistance to decay.

H. Unless noted otherwise, dimensions are to face of studs, face of foundation walls, centerline of columns, centerline of doors and windows. When exterior walls rare dimensioned as 6", they include ½" sheathing over 2x6 studs @ 16" oc.

INSULATION AND GLAZING PER R402

A. Insulation and fenestration requirements per Table R402.1.1 and energy credit 1a.
For climate zone 4C the following insulation and fenestration requirements apply:
Fenestration U-Factor to be 0.30;
Skylight U-factor to be 0.50;
Glazed fenestration SHGC to be n/a;
Ceiling R-value to be 49 unless vaulted then 38;
Wood frame wall R-value to be 21 interior;
Mass wall R-value to be 21;
Floor R-value to be 30;
Below grade wall R-value to be 10/15/21 int + TB
Slab on grade & below grade R-value & depth to be 10 perimeter and under entire slab

B. Service hot water pipes shall be insulated per WSEC table R403.5.1.

C. All wall and ceiling insulation shall have a vapor retarder (such as craft paper faced insulation, a special interior paint, vapor retardant foil or other approved vapor retarders) facing to be installed on the interior side of wall/ceiling/floor.

D. Insulation and facing material shall have a flame spread index not to exceed 25 with smoke developed not to exceed 450 per IRC R316.

E. Int. denotes standard framing 16inches on center with headers insulated with a minimum of R-10 insulation.

F. R303.1.3 Fenestration product rating. U-factors of fenestration products shall be determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer.

G. Section R401.3:

- A residential energy compliance certificate complying with SEC R401.3 is required to be completed by the design professional or builder and permanently posted within 3' of the electrical panel prior to final inspection.
- Fenestration U-factors and SHGC
- Type and efficiency of heating/cooling/service water heating equipment.
- Duct leakage rates and test conditions
- Blower door air leakage results (if conducted)

G. Header Insulation in exterior walls to be R-10 per R402.1.1.

H. Section R403.2.2 Sealing
Ducts to be leak tested in accordance with WSU RS-33 in accordance with either of following:

- Post construction test: Max 4 cfm/100 sq.ft conditioned floor area at pressure differential of 0.1" w.g. (25 Pa), with registers sealed
- Rough-in test: Max 4 cfm/100 sq.ft conditioned floor area at pressure differential of 0.1" w.g. (25 Pa),@0.1" w.c.,with registers. Max 3cfm if air handler not installed.

I. R402. Building air leakage testing, verified as having air leakage rate not exceeding 5 air changes per hour. Testing to be conducted with blower door at a pressure of 0.2 inches w.g. (50 Pascals). The written test results shall be signed by tester and provided to code official. testing shall be performed after creation of all penetrations of the building thermal envelope.

J. Section R403.1.1:

- Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature.
- Min. weekday/weekend 5-2 programmable schedule.
- For primary system, min. 2 programmable setback periods/day.
- Heating only: temperature range = 55-70 degrees F
- Cooling only: temperature range = 78-85 degrees F
- Combined heating/cooling: temperature range = 55-85 degrees F.

K. Section R404 High Efficacy Luminaries.

- 75% of permanent lighting fixtures to be high efficacy lamps

L. Additional Energy Efficiency Requirements R406

- Carbon Emission Equalization - permit shall define the base fuel selection & points specified in Table R406.2. Sum of credits from R406.2 & R406.3 shall meet requirements of R406.3
- #1 Small Dwelling - less than 1500sf conditioned floor area & less than 300 sf fenestration area. Additions to existing buildings that are greater than 500 sf heated floor area but less than 1500 sf (3 credits from Table R406.2)
- #2 Medium Dwelling - all dwelling units not included in #1,#3,or #4 (6 credits from Table R406.2)
- #3 Large Dwelling - over 5000 sf conditioned floor area (7 credits from Table R406.2)
- #4 Dwelling units serving R-2 occupancies (4.5 credits from Table R406.3)
- #5 Additions less than 500 sf (1.5 credits from Table R406.3).

VENTING NOTES

A. Section R806 IRC - Enclosed attics and rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion resistant wire mesh, with ⅛" (3.2mm) to ¼" (6.4mm) openings.

B. The total net free ventilation area shall be not less than 1/150 of the area of each space to be ventilated, except that the area may be 1/300 provided that 50 to 80 percent of the required ventilation area is located in the upper portion and at least 3 feet above eave or comic vents with the balance being provided eave or cornice vents, or if a vapor retarder not exceeding a 1 perm rating is installed on the WARM SIDE of the insulation. See calculations in the drawings.

C. Where vents occur, baffling of the vent opening shall be provided so as to deflect the incoming air above the surface insulation. Insulation shall not block the free flow of air. A minimum of a one inch (25.4) space shall be provided between the insulation and the roof sheathing at the location of the vent.

D. M1507.3.4.2 Fan Noise. Whole -house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 home ventilating institute loudness testing and rating procedure. Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached ductwork using insulated flexible duck or other approved material.

E. M1507.3.4.3 Fan Controls. The whole-house ventilation fan shall meet the requirements of sections M1507.3.2 and M1507.3.2.1

F. M1507.3.4.4 Outdoor air inlets. Outdoor air shall be distributed to each habitable space by individual out door air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of ½ inch above the surface of the finish flooring covering.

DOORS AND WINDOWS

A. Doors as selected by Owner, but must meet code, egress, hardware, requirements as per below:

B. See floor plans for sizes. Rating and required u-values shall be per plan and as set forth on this sheet. See schedules attached or in drawings. All exterior doors, windows and skylights shall be NFRC certified and shall meet SEC 402.4 for leakage.

C. All Dwelling Units shall have dead-bolts that have thumb-turn to the inside.

D. Electric Garage Door to be installed by Company familiar with Safety Requirements.

E. All doors with required fire rating shall comply with provisions in this section, and shall be self closing and latching with no hold-opens. fire doors and dampers shall have an approved label or listing mark, identifying the fire-protection rating permanently affixed at the factory per IBC 715.3.3 All treated doors to have 3 hinges per leaf. When spring hinges are used for self-closing requirements, not less than half of the hinges are to be spring hinges.

F. All glazing within 24" of a door, or within 18" from a floor surface to be tempered, including any glass shower or tub doors. Additionally, glazing within 5 feet of the bottom or top of stairways where the sill is less than 60" AFF shall be safety glazed. IRC R308.3 & 308.4 specifies other hazardous locations also requiring safety glazing.

G. Egress windows from sleeping rooms and basements with habitable space w/o sleeping room to have a minimum net clear opening of 5.7 SF, minimum of 24" clear height, 20" minimum clear width, with maximum sill height of 44" above finished floor per IRC R310.

H. SKYLIGHTS per R308.6

DRYWALL FINISH

A. Provide ½" gypsum wall board for non-rated assemblies and 5/8" type "x" gypsum wall board for 1-hour rated assemblies with all exposed joints and fastener heads smooth and flush with surface of board. joints taped and prepared for application of finish. use water-resistant board at all wet areas to 4'-0" AFF.

B. "Recommended Specifications for the Application and Finishing of Gypsum Board," latest edition, as published by the Gypsum Association (also published as ANSI 97.1 and "Using Gypsum Board and Ceiling," latest edition).

C. When gypsum board is used as a base for tile or wall panels for tub, shower or water closet compartment walls, water resistant gypsum backing board shall be used per IRC section R702.4.2.

MECHANICAL

A. HVAC and Plumbing work shall be performed in a "Bidder-Design" manner. The Contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. Contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review & approval to Owner before performing work.

D. Heating is electric or gas either piping of hydronic heat or forced air via duct and furnace, to be determined. All furnaces shall be listed and labeled by an approved agency and installed per listed specifications.

E. IC Chapter 24 covers fuel gas applications

F. Appliances intended for installation in closets, alcoves or confined spaces shall be sl listed per code, IMC.

G. Appliances installed in garages or other areas where they may be subject to mechanical damage shall be suitable guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

H. Equipment located in a garage and capable of igniting flammable vapors shall be installed with the pilots and burners or heating elements and switches at least 18 inches above the floor level.

I. Appliances designed to be in a fixed position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations in the building code and IMC.

J. Verify types, Manufacturer, and locations of all plumbing fixtures and faucets with Owner prior to purchasing and/or installing.

K. Vent outlet for gas appliances shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per WSEC and IRC chapter 24

WATER CONSERVATION NOTES

A. Bathroom lavatory faucets: max flow rate = 1 gal/min

B. Kitchen faucets: max flow rate = 1.75 gal/min

C. Showerheads: max flow rate = 1.75 gal/min

FIREPLACE NOTES (see IRC Chapter 10; Pre-fab metal per R1002, R1003, R1005)

A. Gas fireplace shall be approved by the building official as applicable for safe use or comply with applicable nationally recognized standards as evidenced by the listing and labeling by an approved agency such as the EPA.

B. Instruction manuals for installation, operation repair and maintenance shall be left and attached to the appliance by the installer.

C. Direct vent outlet for fireplace shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per per WSEC.

VENTILATION per SRC M1505

A. Continuously operating whole house fan is proposed.

B. Provide outdoor air inlet with 4 sq. in. min net free area for each habitable space.

INDOOR AIR QUALITY NOTES

A. Range exhaust & dryers: Domestic kitchen range ventilation and domestic clothes dryers shall be of metal and have smooth interior surfaces. Ducts shall be substantially airtight and shall comply with the provisions of Chapter 6 UMC. Exhaust ducts shall terminate outside the building and be equipped with back-draft dampers.

B. Moisture exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall NOT be installed at the duct termination. Ducts for exhausting clothes dryers shall NOT be connected or installed with sheet metal screws or other fasteners which will obstruct the flow.

C. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the building official, dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two.

SMOKE ALARM / DETECTORS PER IRC R314

A. Smoke alarms shall be installed in the following locations:
1. Each sleeping room
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
3. On each additional habitable story of the dwelling, including basements

B. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of IRC and the household fire warning equipment provisions of NFPA 72. Primary power to come from building wiring per IRC R314 from commercial source with battery back-up.

C. Provide an approved carbon monoxide alarm on each level of the dwelling per R315.

FIRE-RESISTIVE REQUIREMENTS

A. CONSTRUCTION PER R302

- Interior & exterior bearing walls, & non-bearing walls to be type V_B construction as required
- Floors & floor/ceilings to be type VB construction
- Roofs & roofs/ceilings to be type VB construction

NOTE: All garage interior walls, ceilings, structural support systems exposed therein, and voids under stairs shall be 1-hour construction per plans and details.

B. TYPES OF CONSTRUCTION: Standards of Quality - Construction materials shall be labeled appropriately, as required by the local municipality, showing that they comply with local code standards for such materials as building paper, decking material, foam plastics, wall and roofing materials.

C. FIRE RESISTIVE MATERIALS & SYSTEMS: Fire resistance ratings of walls, floors, roof assemblies shall meet criteria set forth in IBC or based on submitted information showing equivalent fire resistive rating.

D. FIRE BLOCKING AND DRAFTSTOP per R302.11, R302.12, 502.12 and R602.8

E. PROTECTION OF STRUCTURAL MEMBERS: Thickness of protection over structural members shall be as per IBC. See wall types and sections in these drawings for specifics.

F. COLUMN JACKETING: Where fire resistive covering on columns is exposed to injury from moving vehicles or other means, contractor shall protect area from damage and deterioration.

ELECTRICAL

A. Electrical work shall be performed in a "Bidder-Design" manner. The contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work. Specific attention is to be paid regarding Owner-requested locations of electrical, phone and computer cabling port locations.

D. Proper protection shall be provided around recessed light fixtures per manufacturer's recommendations so that overheating will not occur. Recessed light fixtures to be IC rated.

E. At least 75% of permanent lighting fixtures to be high efficacy lamps - WSEC R404

STAIRS

A. IRC R311.7, min 36" wide, max riser = 7¾" , min tread = 10". Hand rails shall not project more than 4½" into the 36" clear pathway on either side.

B. LANDINGS: There shall be a floor of landing at the top and bottom of each stairway except a door swinging except a door swinging away from the stairs is ok for interior stairs. The width of each landing shall not be less then the width of the stairway served, min 36" in the direction of travel. Max 2% slope.

C. HANDRAILS: 34" to 38", min 1½" clear from wall, continuous from full-length of flight where risers are. Handrail ends shall be returned or terminate in newel posts or safety terminals. new posts can interrupt handrails at turns. The lowest tread may have a volute, turnout or newel. Handrails shall be of the two type listed in IRC 311.7 or provide equivalent graspability.

SECURITY per Seattle Residential Code Section R329

A. Provide building entrance locks and observation ports at approx. 60" AFF in accordance with this section.

SOUND TRANSMISSION CONTROL per Seattle Residential Code section R330

A. Assemblies separating dwelling units shall provide:

- At walls: airborne sound insulation at STC 45 per, ASTM E 90.
- At floor-ceiling airborne and impact sound insulation at an "Impact Insulation Class" (IIC) or min. 50 per ASTM E 492.

B. Fire-resistive integrity shall be maintained.

MINIMUM AREAS FOR HABITABLE ROOMS per R304:

- Common room: 120 SF; Cooking + Living or Living + Sleeping: 150 SF; Kitchens are exempt from minimum area and dimensions.
- IRC DEFINITION OF HABITABLE SPACE: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

CEILING HEIGHT per IRC R305

A. Habitable spaces/rooms, hallways, corridors, bathroom, toilet rooms, laundry rooms and basements shall have a ceiling height not less than 7 feet measured from FINISH floor to FINISH ceiling. Beams at least 4 feet on center can project into space 6 inches.

B. SLOPED CEILINGS: Not more than 50% of the REQUIRED floor area of a room/space is permitted to have a sloped ceiling less than 7 feet or a portion less than 5 feet, (i.e. minimum REQUIRED bedroom is 70 SF per R304.3, so at least 35 SF of a bedroom needs to have ceiling heights over 7 feet and the other 35 SF over 5 feet.

GARAGE requirements per R309
ATTIC ACCESS per R807
WEATHER PROTECTION per R703 & R903

AKASHA DESIGNS, LLC

(206) 660-5604

8717 13th Ave NW
Seattle, WA 98117

sdci approval stamp:

THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
APPROVED
Subject to Errors and Omissions
01/05/2022

DATE:
November 03, 2021

REV	DESCRIPTION	DATE
	INTAKE	7/03/21
1	C1	11/03/21

owner
DKR Development

project no.
201401

sdci#
6840926-CN

ARCHITECTURAL GENERAL NOTES

A5.0

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION, AND SEATTLE BUILDING CODE (SBC) MODIFICATIONS TO THE IBC.

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)	60 PSF
SNOW	25 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE Kzt=1.0, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "B"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, SITE CLASS D, Ie=1.0, Ss=1.307, S1=0.455, Sds=1.046, Sd1=NULL, Cs=0.161, R=6.5, SEISMIC DESIGN BASE SHEAR Vsx=5.51 KIPS (SFR) Vsx=4.36 KIPS (DADU)

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNO.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
COEFFICIENT OF FRICTION	0.35

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

12. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL (2)WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14 SECTION 26.12. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

13. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

14. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

15. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

16. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAMPO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

17. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

19. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

20. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

21. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

22. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

    DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

    MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

23. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

    WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

    FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

25. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

26. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

27. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

    ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

    WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

    ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

28. WOOD FASTENERS

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

    NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

    C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

29. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

    B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

    ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

    UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

30. NOTCHES AND HOLES IN WOOD FRAMING:

    A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

    B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

    C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

31. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

32. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

33. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	10 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

    REFER TO PLAN FOR ADDITIONAL LOADING

    TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENINGS ARE SMALLER THAN 24" WIDE x 42" HIGH.

    WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS, USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ROOF OVER-FRAMING, ETC SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

FOR ABBREVIATIONS SEE 1/S3.0

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THE CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION & INSPECTIONS
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01/05/2022

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0286.2021.14.01
PROJECT MANAGER	WAC
DRAWN	JAS
ENGINEER	KODY SANDERS 206.602.9772 KODYS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	6.29.21

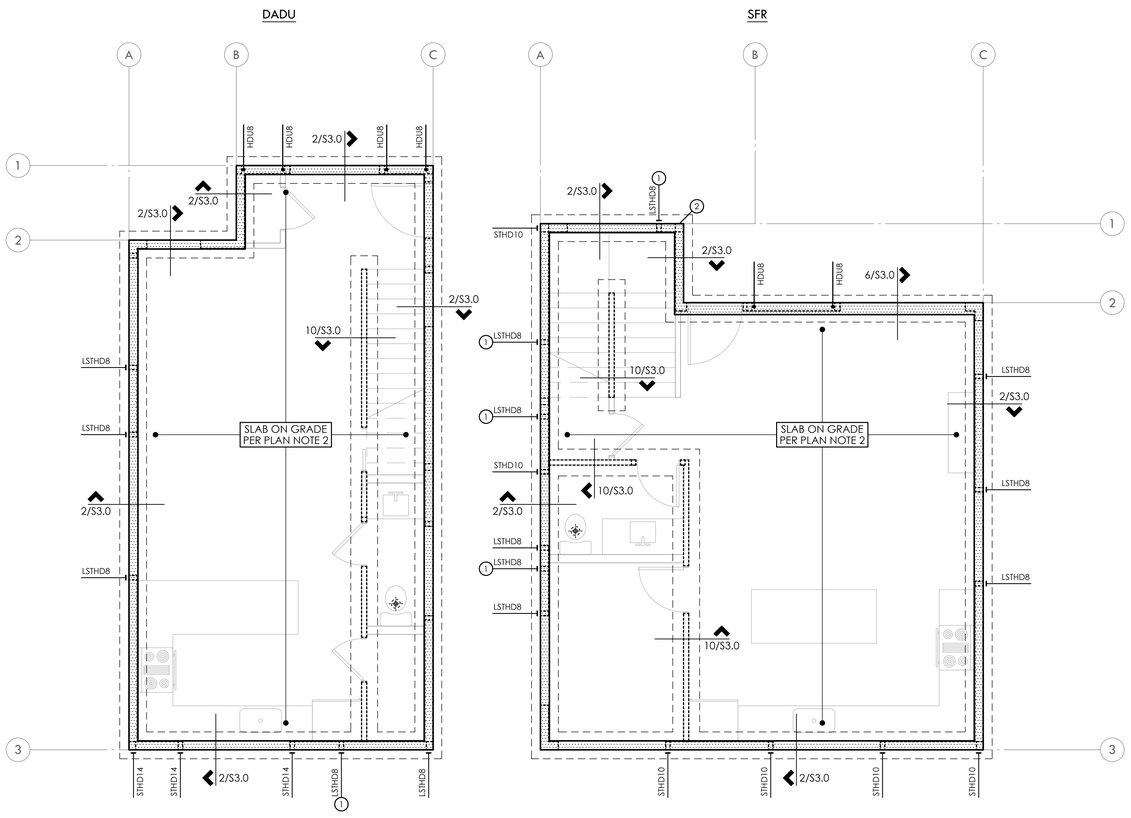
ARCH	AKASHA DESIGNS, LLC 206.660.5604
CLIENT	LEGACY GROUP CAPITAL

GENERAL STRUCTURAL NOTES

S1.0

SCALE - NTS

Plotted by: jonathond
Plotted Date: Jun 24, 2021 - 6:51pm



PLAN NOTES

1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- PLUMBING PENETRATION ABOVE

FOOTNOTES

1. ALIGN w/ STRAP(S) ABOVE
2. POST ABOVE TO BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOTTOM PLATE - REFER DETAIL 5/S3.0

FOUNDATION PLAN

FIRST FLOOR WALLS SHOWN DASHED

N

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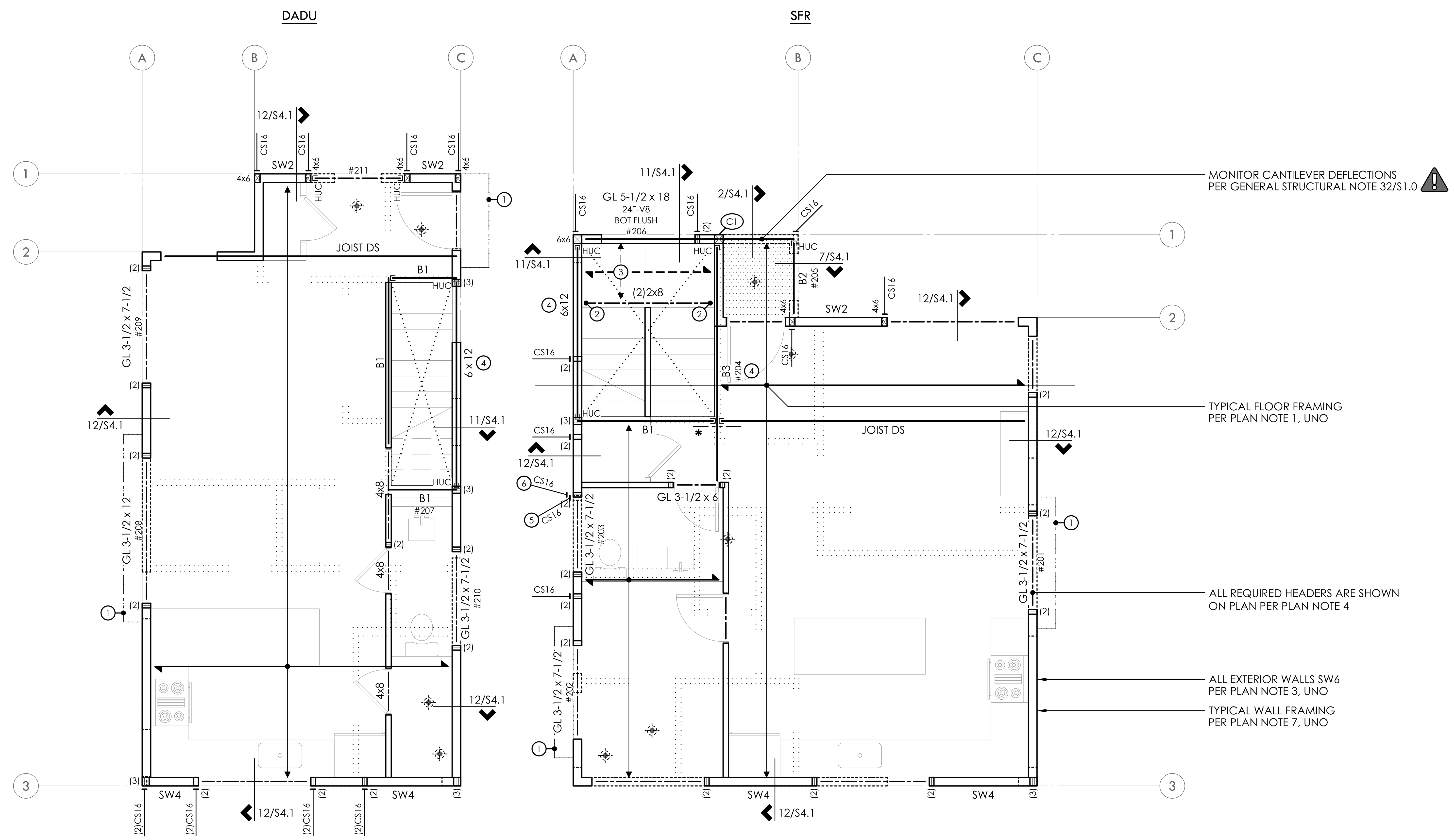
FOUNDATION PLAN

S2.1

SCALE - 1/4" = 1'-0"

Plotted By: jsandhu
Plotted Date: Jun 29, 2021 - 6:51pm



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x12's AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- * HORIZ CS16 x 3'-0" - BEAM TO BEAM/BEAM TO JOIST
- C1 6x6 - CCQ TOP - NOTCH BOTTOM PLATE AND BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35's TO BOTTOM PLATE
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD

FOOTNOTES

1. PRE-FABRICATED AWNING BY OTHERS - BY DEFERRED SUBMITTAL
2. POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE
3. LANDING FRAMING CONSISTS OF 2x8's AT 16"oc w/ LUS SERIES HANGER EACH END - HANG TO 2x8 LEDGER w/ (2)0.22"Ø x 5" SDWS TIMBER SCREWS AT 16"oc INTO EACH STUD - OVERFRAME LANDING PER ARCH
4. PROVIDE 0.22"Ø x 6" SDWS TIMBER SCREWS AT 16"oc THRU DOUBLE TOP PLATE INTO BEAM
5. WRAP UNDERSIDE OF HDR 3" MIN
6. INSTALL STRAP CENTERED VERTICALLY AT HEADER

SECOND FLOOR FRAMING PLAN

SECOND FLOOR WALLS SHOWN DASHED
FIRST FLOOR WALLS SHOWN SOLID

N

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	(2)2x12	2	LUS210-2
B2	(3)2x12	2	HU210-3
B3	(4)2x12	3	HHUS210-4

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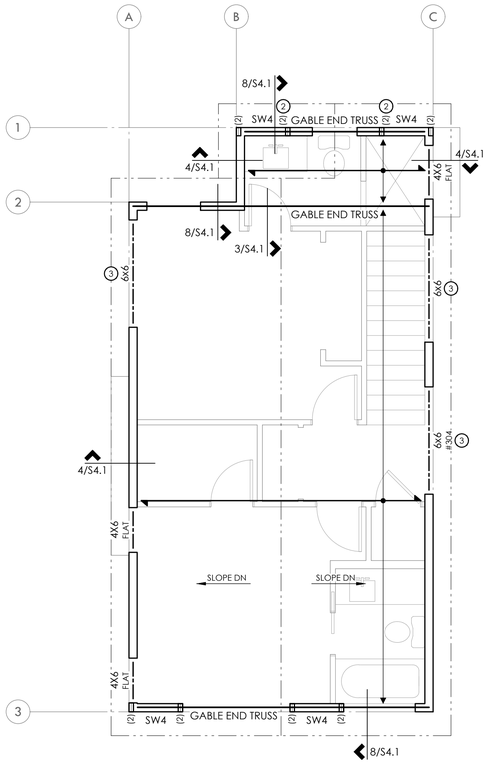
SECOND FLOOR
FRAMING PLAN

S2.2

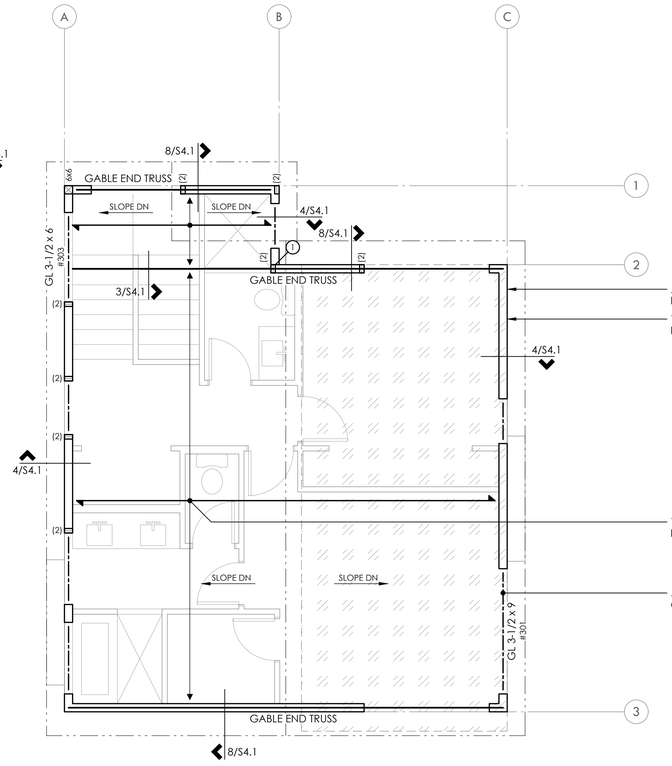
SCALE - 1/4" = 1'-0"

Plotted by: jonathond
Plotted Date: Jun 24, 2021 - 6:51pm

DADU



SFR



ALL EXTERIOR WALLS SW6 PER PLAN NOTE 3, UNO

TYPICAL WALL FRAMING PER PLAN NOTE 7, UNO

TYPICAL ROOF FRAMING PER PLAN NOTE 1, UNO

ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 4

PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
2. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- SLOPE DN — DIRECTION OF SLOPE
- (x) — NUMBER OF BUILT UP STUDS
- PV PANELS - 5 PSF MAX ADDITIONAL DEAD LOAD. PROVIDE MISC BLOCKING AS REQD PER PV PANEL MANUFACTURER

FOOTNOTES

1. SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
2. ALIGN w/ STUDS BELOW
3. PROVIDE SINGLE TOP PLATE OVER HEADER

ROOF FRAMING PLAN

SECOND FLOOR WALLS SHOWN SOLID

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ROOF FRAMING PLAN

S2.3

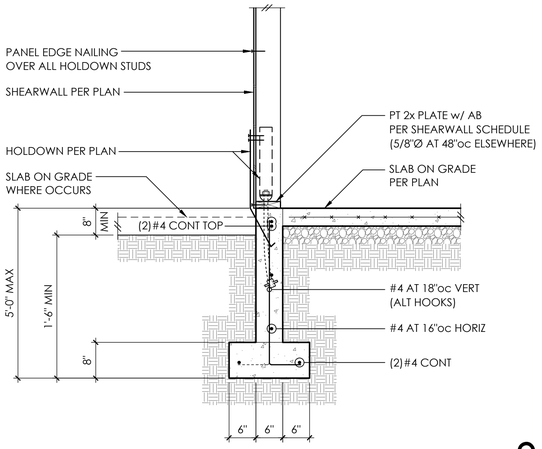
SCALE - 1/4" = 1'-0"

Printed by: jsanford
Printed Date: Jun 29, 2021 - 6:53pm

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED TIMBER	OSB	ORIENTED STRAND BOARD
Ø	DIAMETER	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
AB	ANCHOR BOLT	GT	GIRDER TRUSS	PLY	PLYWOOD
ADDL	ADDITIONAL	GWB	GYPSUM WALLBOARD	PREFAB	PREFABRICATED
ALT	ALTERNATE	HD	HOLDOWN	PSF	POUNDS PER SQUARE FOOT
APPROX	APPROXIMATE	HDR	HEADER	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECT, ARCHITECTURAL	HF	HEM FIR	PSL	PARALLEL STRAND LUMBER
BLKG	BLOCKING	HGR	HANGER	PT	PRESSURE TREATED LUMBER
BM	BEAM	HM	HIP MASTER	REINF	REINFORCING
BOE	BOTTOM OF EXCAVATION	HORIZ	HORIZONTAL	REQD	REQUIRED
BOT	BOTTOM	HT	HEIGHT	SOG	SLAB ON GRADE
℄	CENTERLINE	IBC	INTERNATIONAL BUILDING CODE	SQ	SQUARE
CLR	CLEARANCE	INT	INTERIOR	STD	STANDARD
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	SW	SHEARWALL
DBL	DOUBLE	JST	JOIST	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	K	KIPS (1000 LBS)	THRD	THREADED
DP	DEEP, DEPTH	KP	KING POST	TPL	TRIPLE
DN	DOWN	L	LENGTH	TRANSV	TRANSVERSE
DS	DRAG STRUT	LBS	POUNDS	TYP	TYPICAL
DWGS	DRAWINGS	LONG	LONGITUDINAL	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	LSL	LAMINATED STRUCTURAL LUMBER	VERT	VERTICAL
EA	EACH	LVL	LAMINATED VENEER LUMBER	W	WIDE OR WIDTH
EMBED	EMBEDMENT	MAX	MAXIMUM	w/	WITH
EQ	EQUAL	MB	MACHINE BOLT	w/o	WITHOUT
EQUIV	EQUIVALENT	MFR	MANUFACTURER	WHS	WELDED HEADED STUD
EW	EACH WAY	MIN	MINIMUM	WTS	WELDED THREADED STUD
EXP	EXPANSION	MISC	MISCELLANEOUS	WWM	WELDED WIRE MESH
EXT	EXTERIOR	NO	NUMBER		
FDN	FOUNDATION	NTS	NOT TO SCALE		
FRMG	FRAMING	OC	ON CENTER		
FT	FEET	OPP	OPPOSITE		
FTG	FOOTING				
GA	GAUGE				
GALV	GALVANIZED				

1



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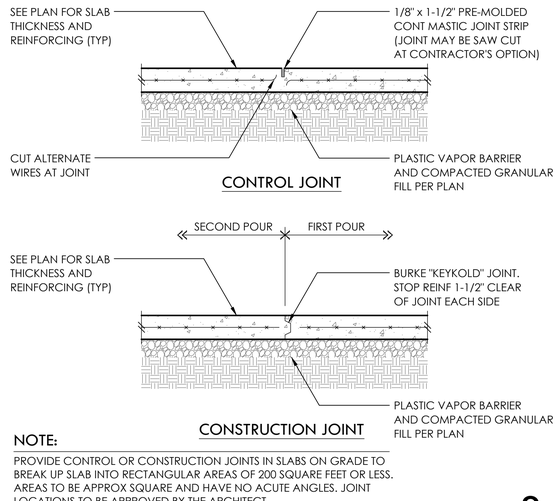
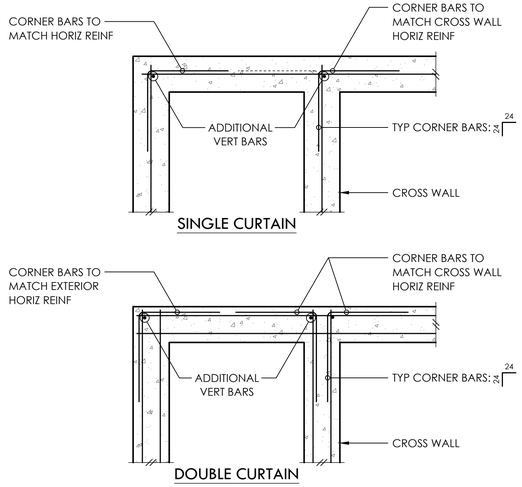


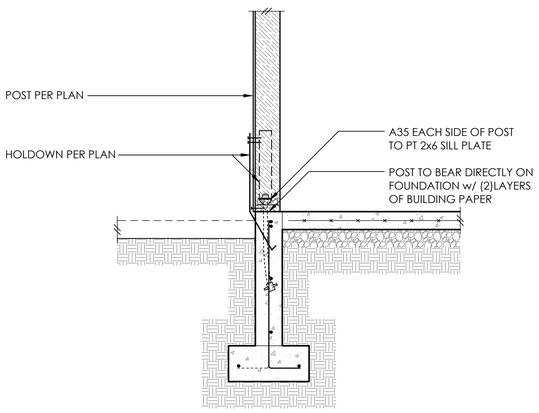
NOTE:

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

TYPICAL SLAB JOINTS 3



TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4



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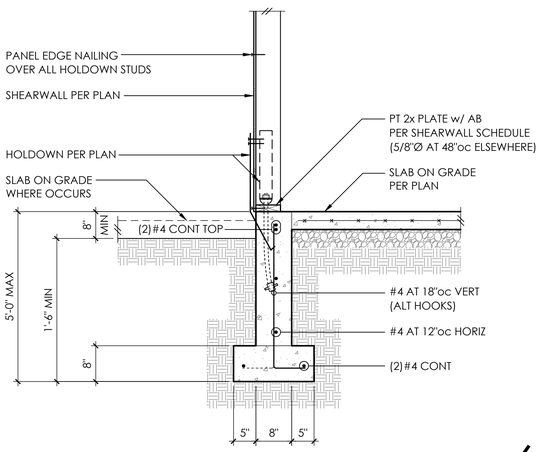

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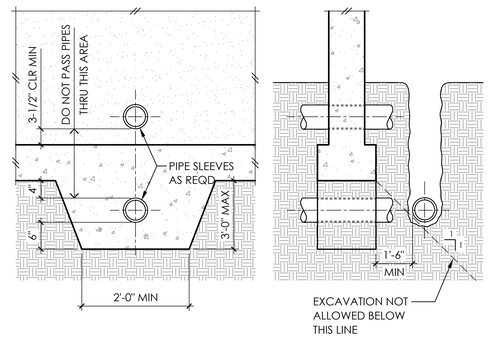
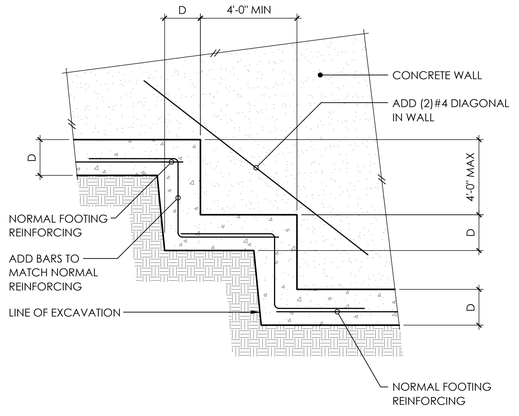
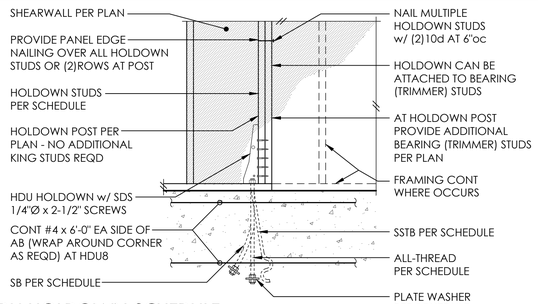


PIPE AND TRENCH LOCATIONS 7



TYPICAL STEPPED FOOTING 8

10

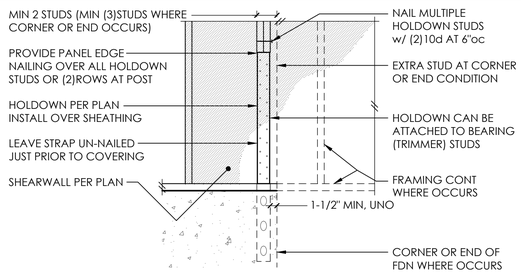


HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING① ②			HD POST③	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6

① ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
② A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
③ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

11



LSTHD/STHD HOLDOWN SCHEDULE

PLAN MARK	NAILS①	HD POST②
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

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01/05/2022

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

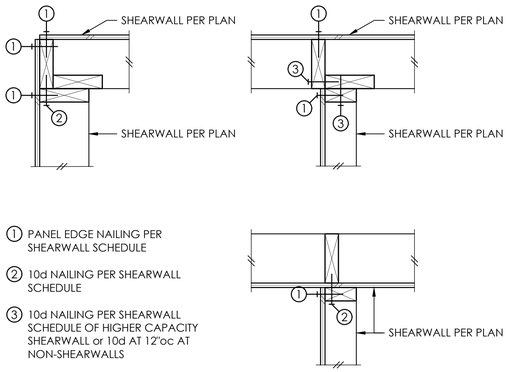
PROJECT NO	0286.2021.14.01
PROJECT MANAGER	WAC
DRAWN	JAS
ENGINEER	KODY SANDERS
	206.602.9772
	KODYS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	6.29.21

ARCH	AKASHA DESIGNS, LLC
	206.660.5604
CLIENT	LEGACY GROUP CAPITAL

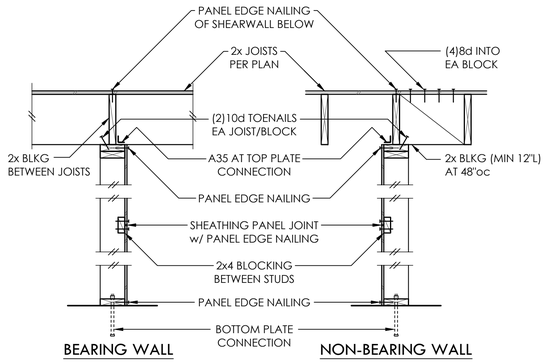
TYPICAL CONCRETE DETAILS

S3.0
SCALE - 3/4" = 1'-0"



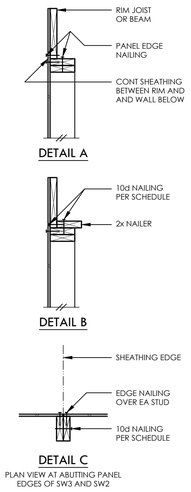
SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS 1



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION 2



SHEARWALL SCHEDULE ①②③④⑤⑥⑦

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI	RIM/BEAM ⑧⑨	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc

① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.

② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".

③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.

④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3 AND SW2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

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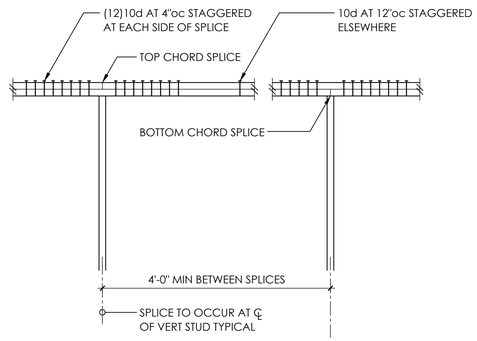
TYPICAL FLUSH AND DROPPED BEAM 6

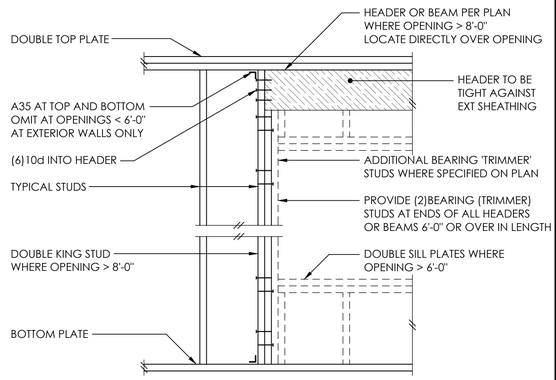


NOTE:
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE

3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

AT SHEARWALLS
TYPICAL TOP PLATE SPLICE 7



TYPICAL HEADER SUPPORT 8

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REV	DESCRIPTION	DATE
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TYPICAL WOOD FRAMING DETAILS

S4.0
SCALE - 3/4" = 1'-0"

9

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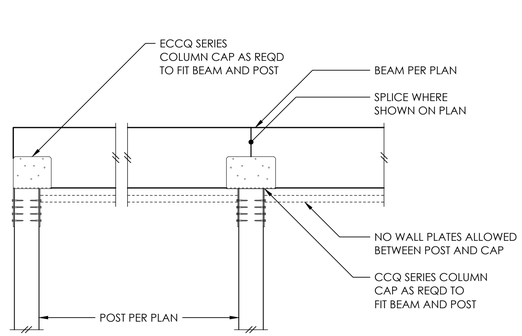
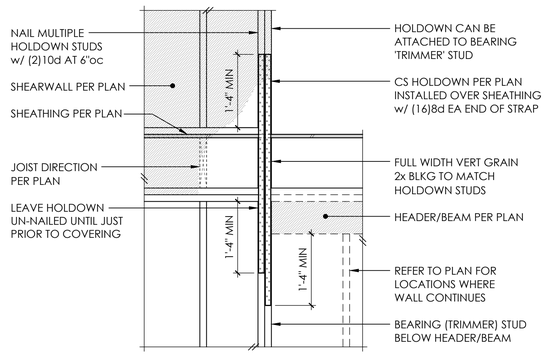
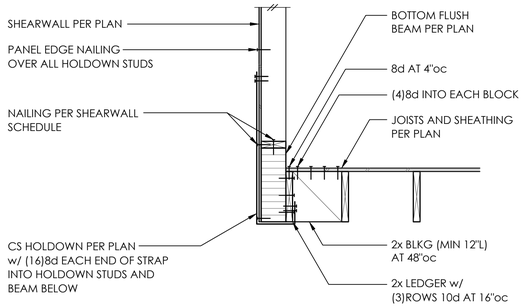


TYPICAL CS16 HOLDOWN 12





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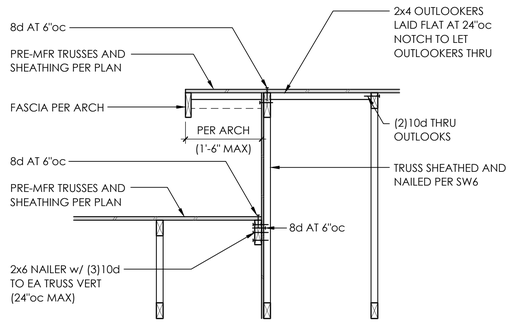

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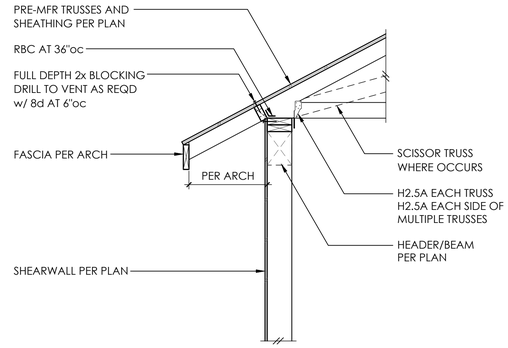

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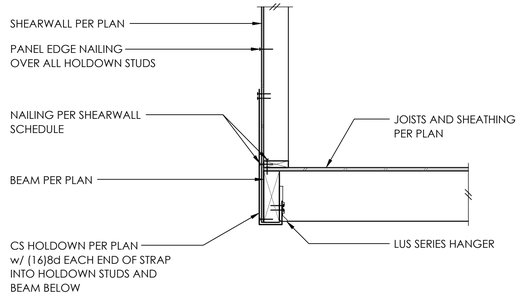

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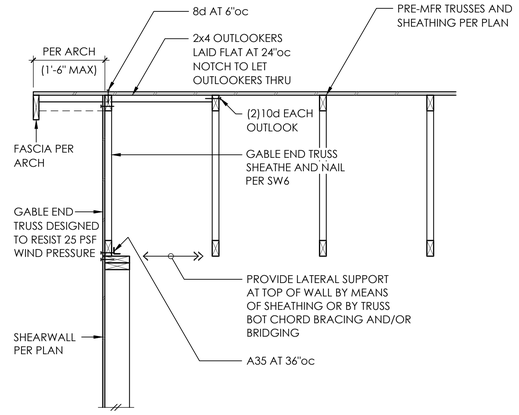

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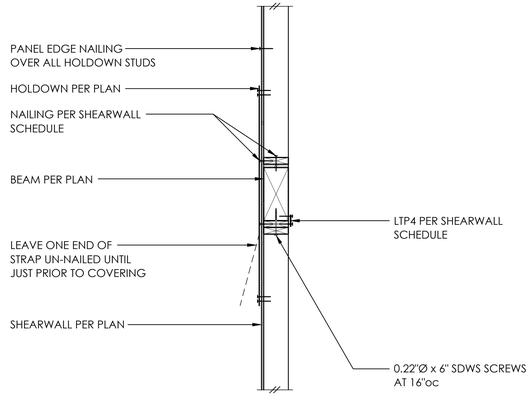

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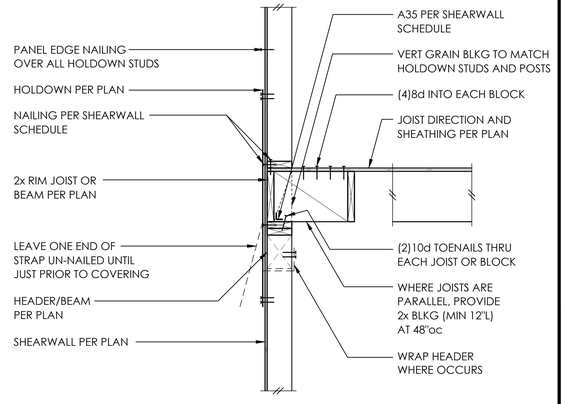

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WOOD FRAMING DETAILS

S4.1

SCALE - 3/4" = 1'-0"

Plotted By: jsanford
Plotted On: June 29, 2021 - 6:51pm